

Town of Thompson's Station
Design Review Commission
Meeting Agenda
August 1, 2018

Meeting Called To Order

Minutes-

Consideration Of The Minutes Of The June 13, 2018 Meeting

Documents:

[06132018 MINUTES.PDF](#)

Unfinished Business:

1. Design Review – A Gas Station/Convenience Center With A Drive Through Coffee Shop (Twice Daily & White Bison Coffee) Located At 4570 Columbia Pike. (File: SP 2018-003; DR 2018-003)

Documents:

[DRC MEMO AUG MEETING.PDF](#)
[TWICE DAILY DRC SUBMITTAL 07-16-18.PDF](#)
[CANOPY DESIGN.PDF](#)

Adjourn

*This meeting will be held at **4:00 p.m.** in Thompson's Station Town Hall
1550 Thompson's Station Road West*

Town of Thompson's Station
Design Review Commission
Minutes of the Meeting
June 13, 2018

Call to Order.

The meeting of the Design Review Commission of the Town of Thompson's Station was called to order at 4:00 p.m. on Wednesday, June 13, 2018 with the required quorum. Members and staff in attendance were Commissioners Kim Peterson, Huntly Gordon, Steve Bennett, and Charles Starck, Town Planner Wendy Deats and Town Clerk Jennifer Jones. Commissioner Sarah Alexander was unable to attend.

Consideration of Minutes.

The minutes of the March 7, 2018 meeting were previously submitted.

Commissioner Bennett moved for the approval of the March 7, 2018 minutes. The motion was seconded and carried unanimously.

Unfinished Business:

None.

New Business.

1. Design Review - Modification to approved design of Thompson's Machinery located at Columbia Pike (File: SP 2017-006; DR 2017-004)

Mrs. Deats reviewed her Staff report and recommends that the Design Review Commission review the proposed modifications and approve the revisions as proposed. Mr. Lainhart with Thompson Machinery came forward to answer any questions.

After discussion, Commissioner Bennett made a motion to approve Item 1, modification to approved design of Thompson's Machinery located at Columbia Pike with the contingency that the wing wall screening the utilities on the north side of the building shall be extended to the west to entirely screen the utilities from the public right of way. The motion was seconded and carried unanimously.

2. Design Review - A gas station/convenience center with a drive through coffee shop (Twice Daily & White Bison Coffee) located at 4570 Columbia Pike. (File: SP 2018-003; DR 2018-003).

Mrs. Deats reviewed her Staff report and recommends the Design Review Commission make a determination on the design as submitted. Clint Cassetty with Cassetty Architecture came forward to answer questions on behalf of the applicant.

After discussion, Commissioner Peterson made a motion to defer Item 2, A gas station/convenience center with a drive through coffee shop (Twice Daily & White Bison Coffee) located at 4570 Columbia Pike due to concerns with consistent architecture building materials and the gas station canopy design to the August 1, 2018 meeting. The motion was seconded and carried unanimously.

Design Review Commission Minutes

June 13, 2018

Page 2

There being no further business, the meeting was adjourned at 5:31 p.m.

Huntly Gordon, Chairman

Kim Peterson, Vice Chairman



MEMO

DATE: August 1, 2018
TO: Design Review Commission
FROM: Wendy Deats, Town Planner
SUBJECT: Twice Daily (SP 2018-003; DR 2018-003)

BACKGROUND

On May 22, 2018, the Planning Commission approved the site plan for a 4,800-square foot gas station/convenience store with a drive through coffee shop with the following contingencies:

1. Prior to the approval of a grading or building permit, approval for wastewater shall be obtained from the Board of Mayor and Aldermen.
2. The canopy fascia shall be redesigned to match the colors and materials of the primary building.
3. Prior to the issuance of a building permit, the applicant shall obtain approval from the Design Review Commission.
4. Prior to the issuance of grading or building permits, TDOT approval shall be obtained for access on Columbia Pike (SR6) and a copy of the written approval from TDOT shall be submitted to the Town.
5. Prior to the issuance of grading or building permits, construction plans shall be submitted and approved. Any upgrades to the utility infrastructure for the project shall be incorporated into the construction plans and shall be completed by the applicant in accordance with approvals.
6. Prior to the installation of any signage, the applicant shall obtain approval from the Design Review Commission. All signage shall comply with the standards set forth within the Land Development Ordinance.
7. Prior to the installation of any landscaping, a pre-installation meeting shall occur with staff to confirm all landscaping is installed per approved plans. Irrigation shall be installed in all landscape areas.
8. Prior to the issuance of a building permit, the landscape shall be revised to incorporate Buffer Type 1 along the interior property line and a surety shall be submitted to the Town in the amount of \$40,382 for landscaping.
9. Any change of use, modification or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.

On June 13, 2018, the Design Review Commission reviewed the project, deferred the project to the August meeting in order for the applicant to address the following comments:

1. *Consistent architecture on all sides of the building, including window types.*
2. *Gas station canopy design.*

A revised set of drawings was submitted on July 13, 2018 with the following changes:

North elevation (Fronting Columbia Pike):

1. No changes.

East elevation:

2. Changed the windows to be frosted glass.

South elevation:

3. The faux wood aluminum panel is reduced, and the wall plane is predominantly brick and storefront with the aluminum panel as an accent.

West elevation (Fronting Critz Lane):

4. Windows are frosted glass except for the drive through window which is clear glass to match the entry storefront.

Canopy:

1. Brick is noted for all columns.
2. The canopy fascia is an aluminum composite material shown to match the color scheme of the building.

The applicant has worked to address the comments from the June DRC meeting. Staff's remaining concern is the potential visibility of the access door and any roof mounted equipment from Columbia Pike.

Signage

No signage will be approved at this time and will be reviewed by the DRC prior to installation of any signage.

RECOMMENDATION

Staff recommends that the Design Review Commission review the proposed modifications and provide direction to the applicant.

ATTACHMENTS

Proposed Plans



Design Services For The Built Environment

Atlanta GA Knoxville TN
Birmingham AL Louisville KY
Cincinnati OH Memphis TN
Columbus OH Nashville TN
Dallas TX Richmond VA
Ft Lauderdale FL Tallahassee FL
Jackson MS Tampa FL
Jacksonville FL

GRESHAM SMITH AND PARTNERS

222 2nd Avenue South, Suite 1400
Nashville, TN 37201
615.770.8100

WWW.GSPNET.COM

SITE DEVELOPMENT PLANS FOR
TWICE DAILY CONVENIENCE STORE
CRITZ LANE

twicedaily
TWICE DAILY STORE #6182
COLUMBIA PIKE AND CRITZ LANE
THOMPSON'S STATION, TENNESSEE

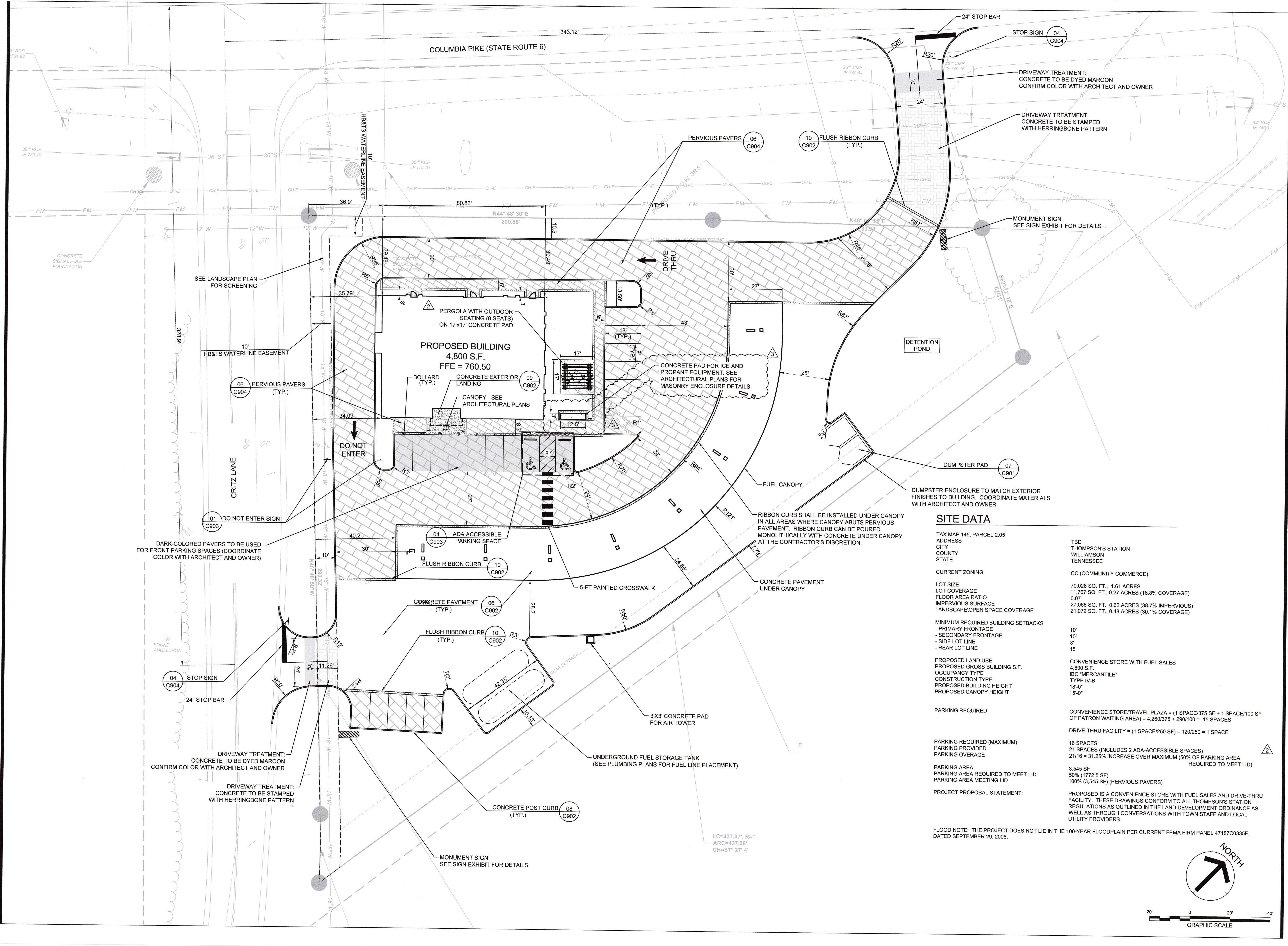


Table with 3 columns: No., Date, Description. Contains revision history for the site layout plan.

SITE LAYOUT PLAN

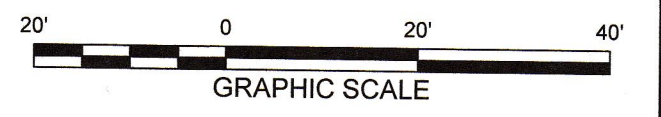
C200

PROJECT: 29956.05
DATE: SEPTEMBER 8, 2017

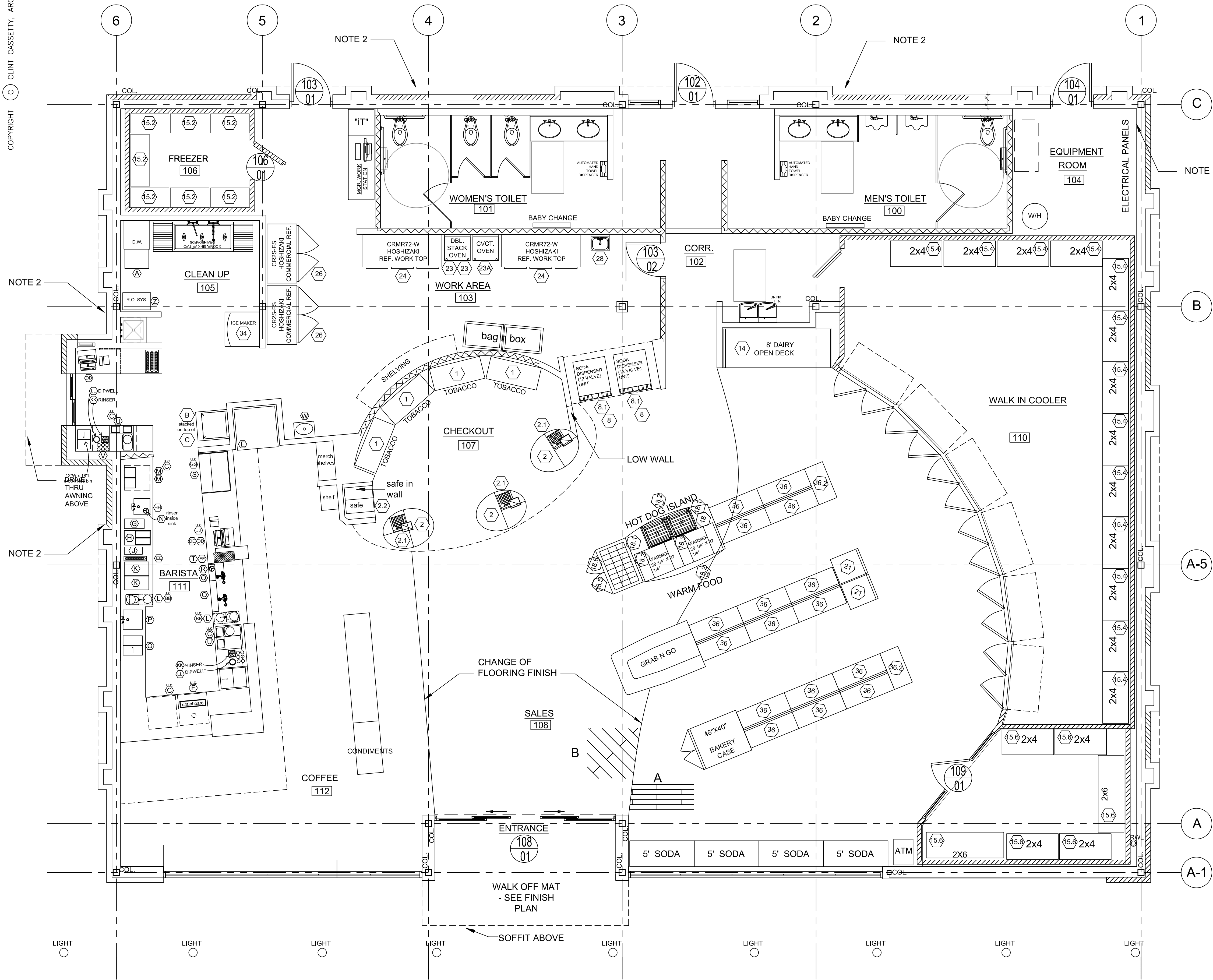


SITE DATA

Table containing site data including tax map, address, zoning, lot size, coverage, setbacks, and proposed land use details.



Vertical text on the left edge of the drawing area.



WALL LEGEND:

	2-HOUR FIRE PARTITION
	1-HOUR FIRE AND SMOKE PARTITION
	1-HOUR FIRE PARTITION
	SOUND PARTITION
	NEW NON-RATED PARTITION

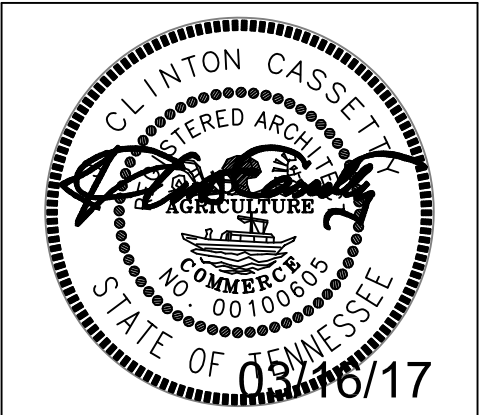
FIRE RATED WALLS NOT SHOWN FOR CLARITY OF SOUND WALLS. SEE A0.0 FOR FIRE RATED WALLS.

- GENERAL NOTES**
- SEE CIVIL SITE DRAWINGS FOR MENU BOARD, BOLLARDS, SCREEN WALL, AND SIDEWALK LOCATIONS AND DETAILS.
 - PRIOR TO EXCAVATION AND FOOTER WORK, COORDINATE PLUMBING WASTE LINES AND FOUNDATION AT ALL PERIMETER SLAB AND COLUMN FOUNDATION.
 - GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES AND VENDORS TO PREVENT UTILITY LINES EXPOSED ON THE EXTERIOR OF THE BUILDING. ROUTE GAS LINES, ETC. INSIDE THE BUILDING.

A NEW FACILITY FOR THE
TWICE DAILY # 6182

 CRITZ LANE & COLUMBIA PIKE
 THOMPSON'S STATION
 TN 37179

CASSETTY
 ARCHITECTURE



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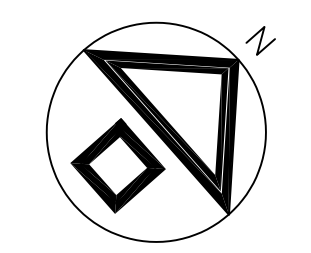
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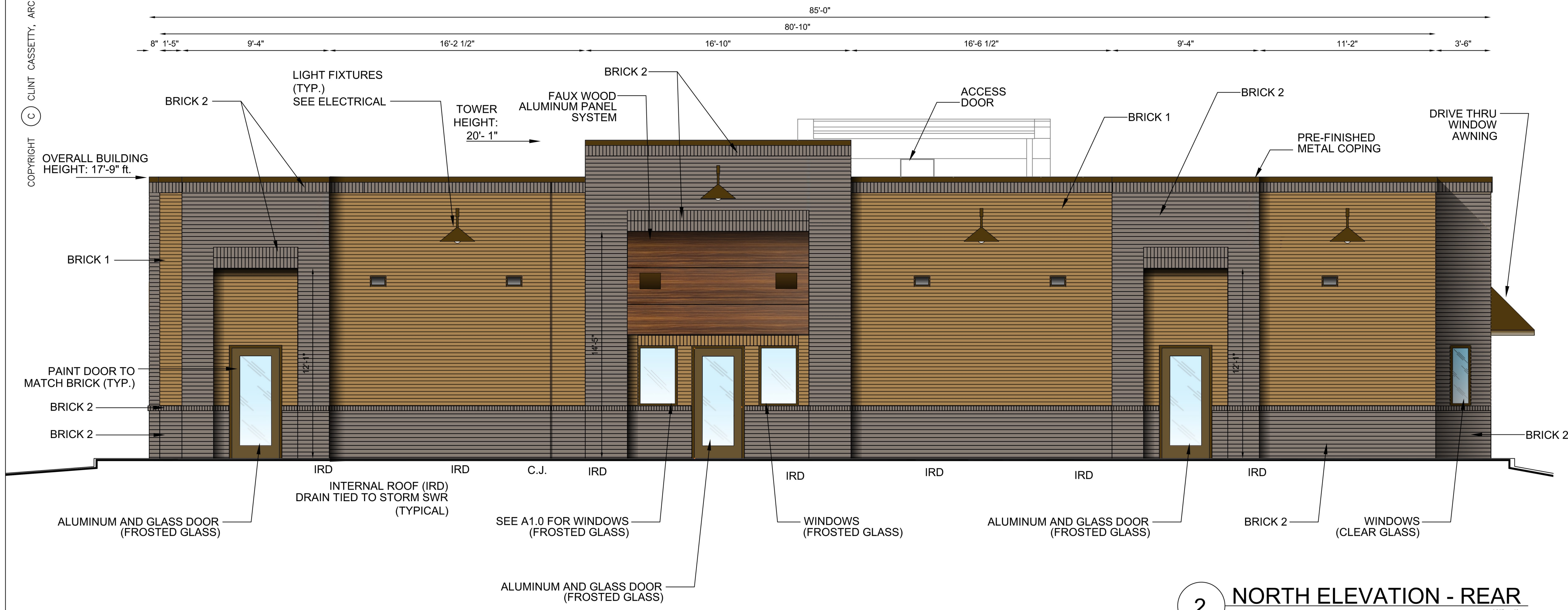
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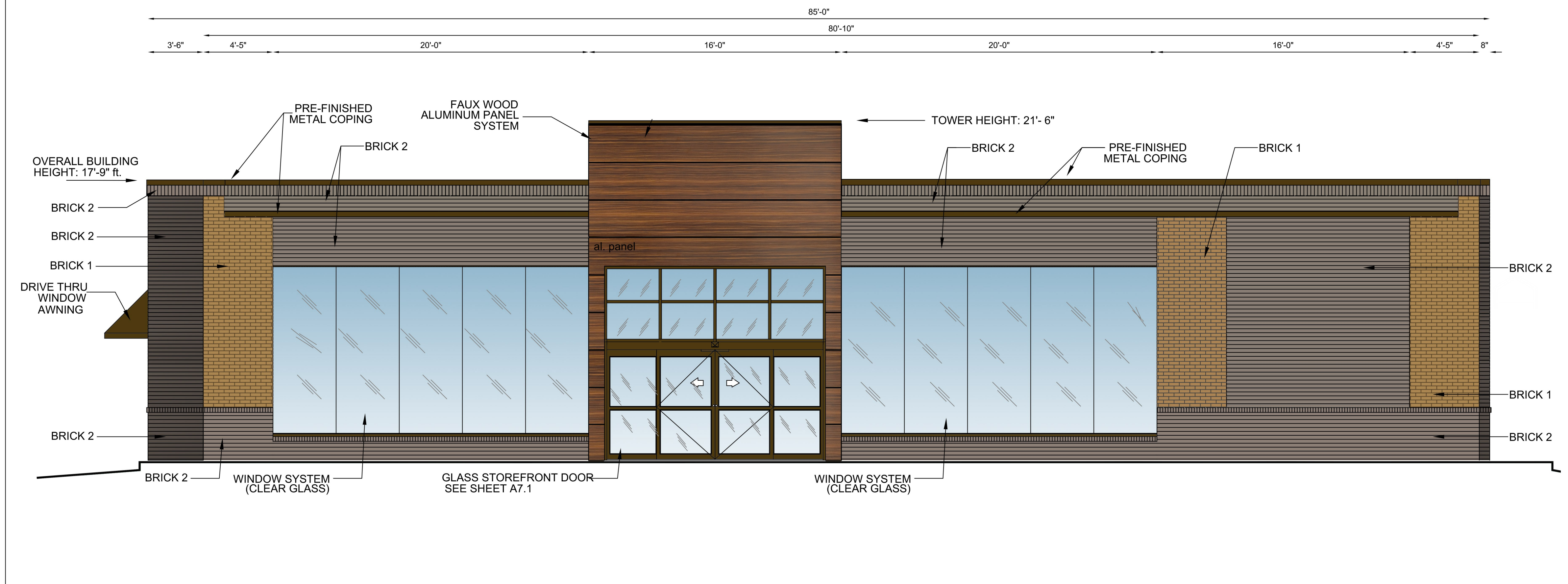
NOTED
 FLOOR PLAN
A1.0

1 NOTED FLOOR PLAN





2 NORTH ELEVATION - REAR
1/4" = 1'

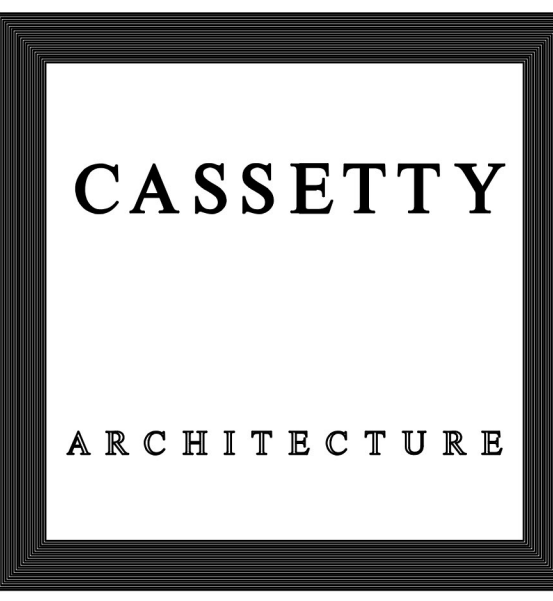


1 SOUTH ELEVATION - FRONT
1/4" = 1'

See sheet A2.1
for material legend

GENERAL SIGN NOTES
1. COORDINATE WITH OWNER AND SIGN VENDOR FOR ALL FINAL SIZES FOR BUILDING MOUNTED SIGNS. VERIFY RECESS HEIGHT, WIDTH, AND DEPTH WITH SIGN MANUFACTURER.

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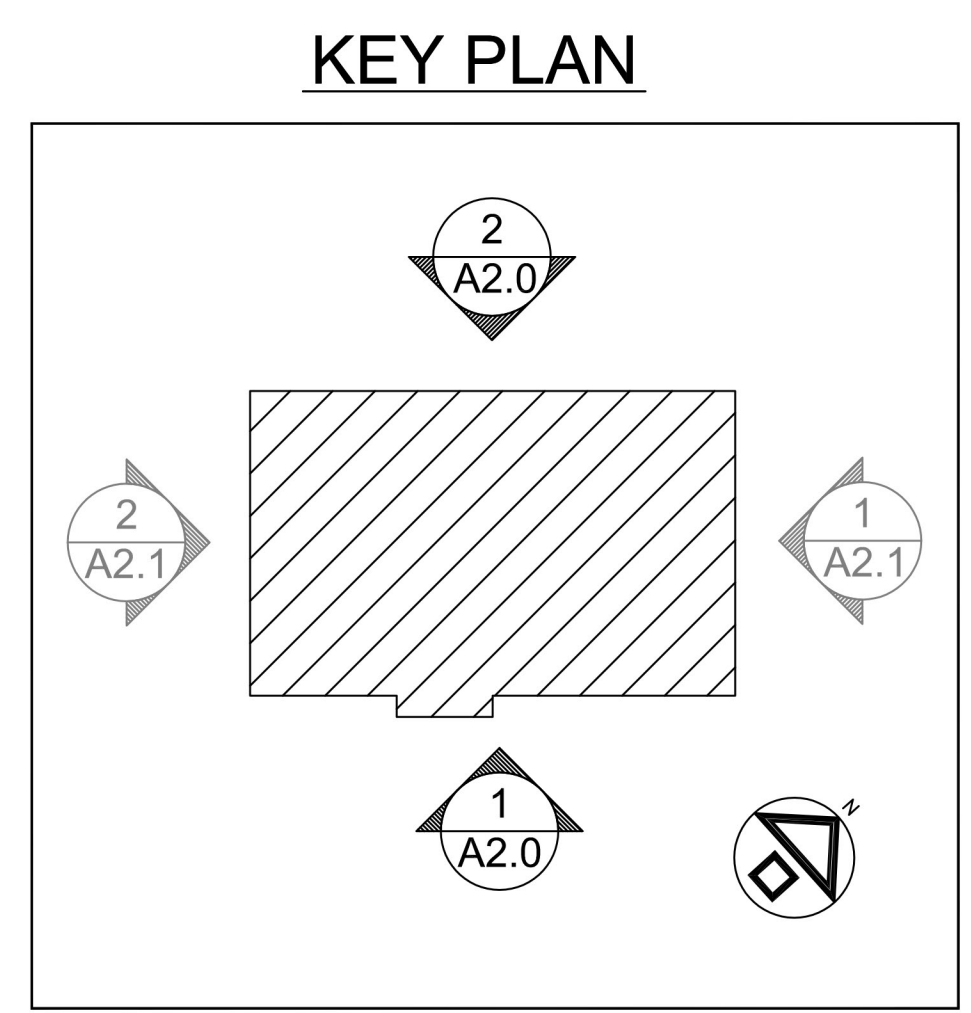
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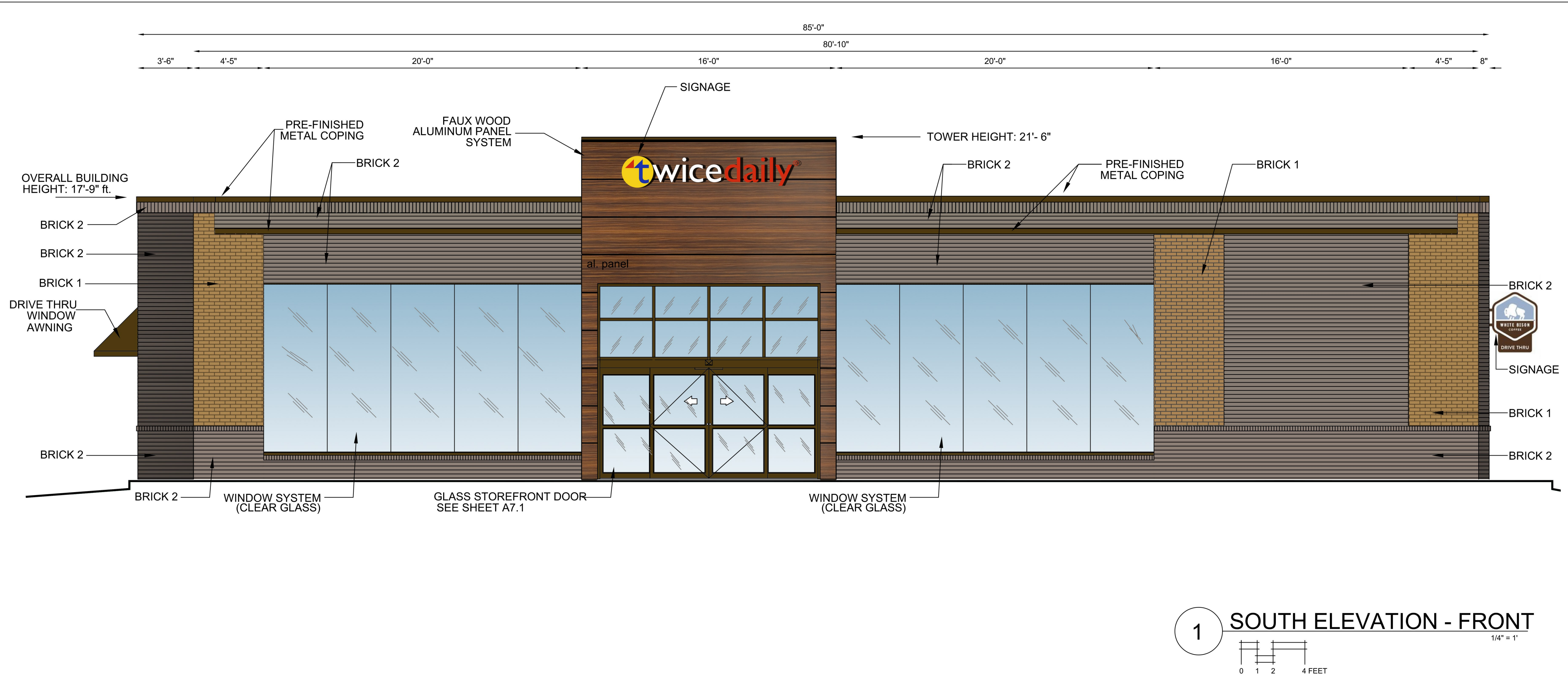
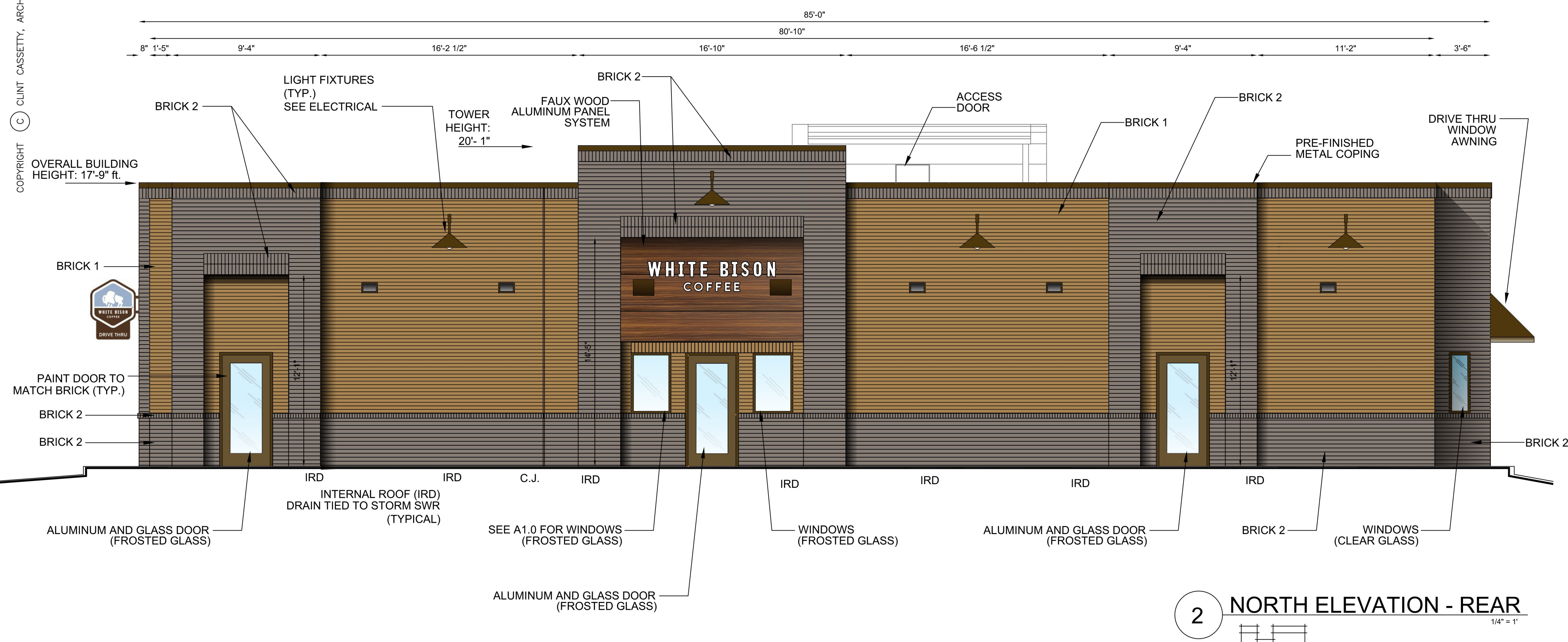
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[w/o SIGNAGE]
EXTERIOR ELEVATIONS
A2.0



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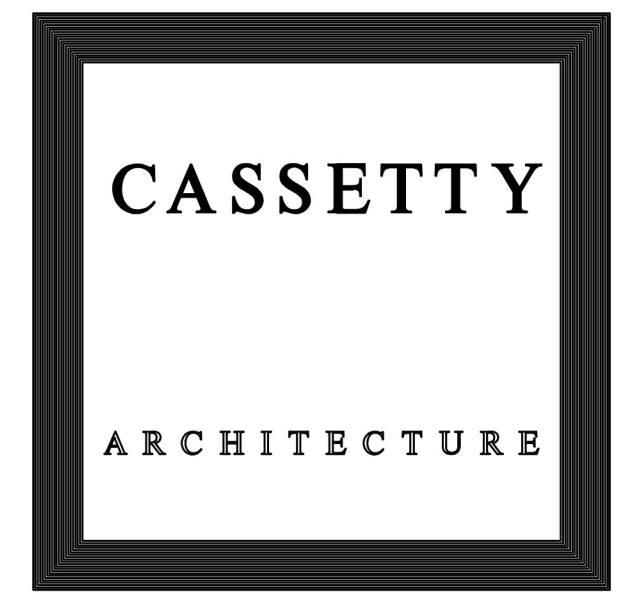


See sheet A2.1 for material legend

GENERAL SIGN NOTES

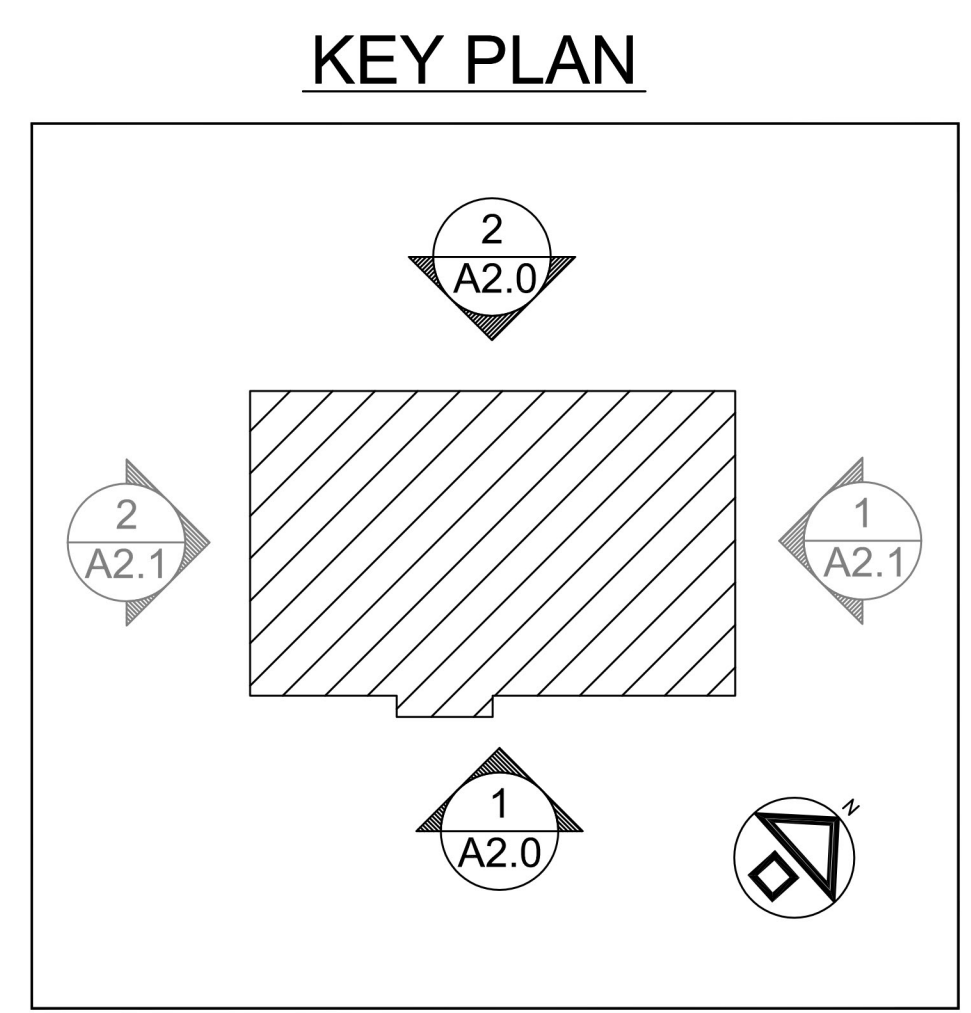
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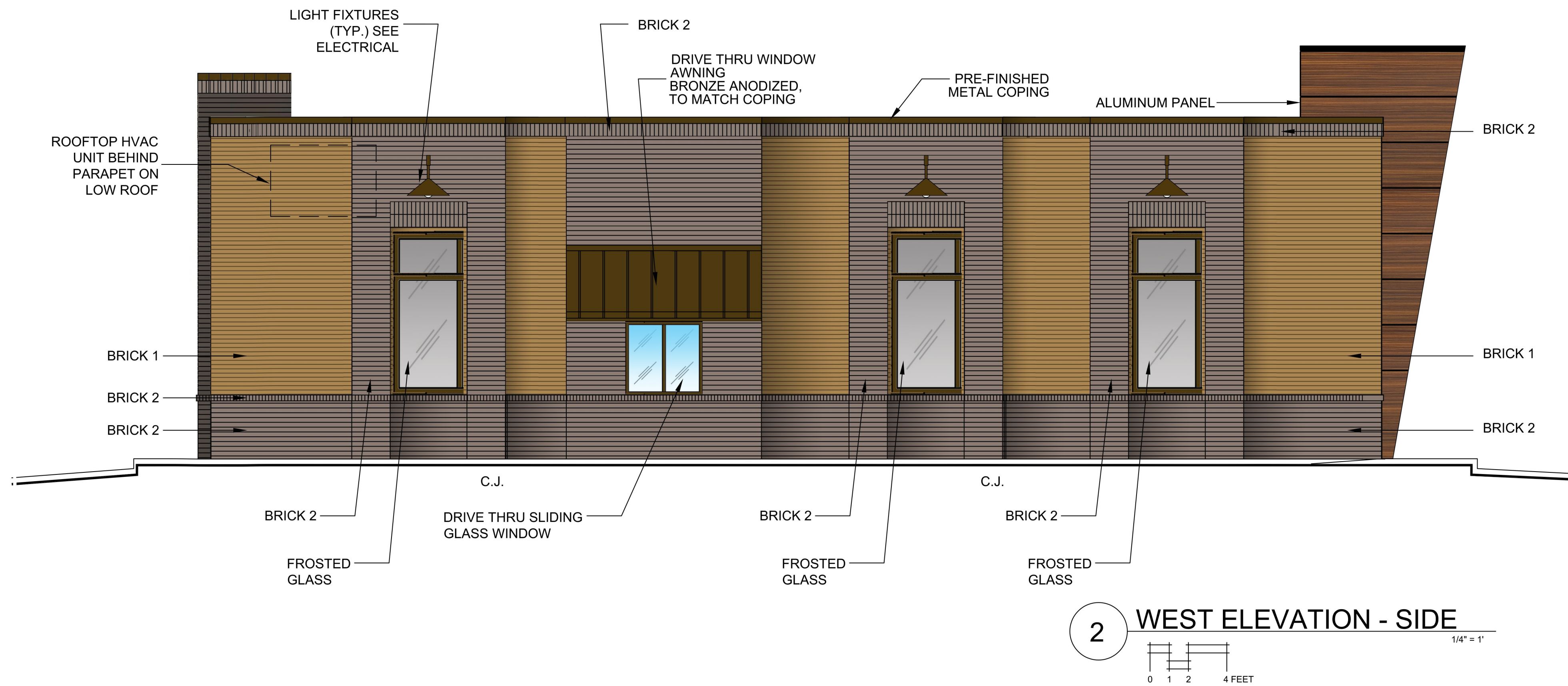


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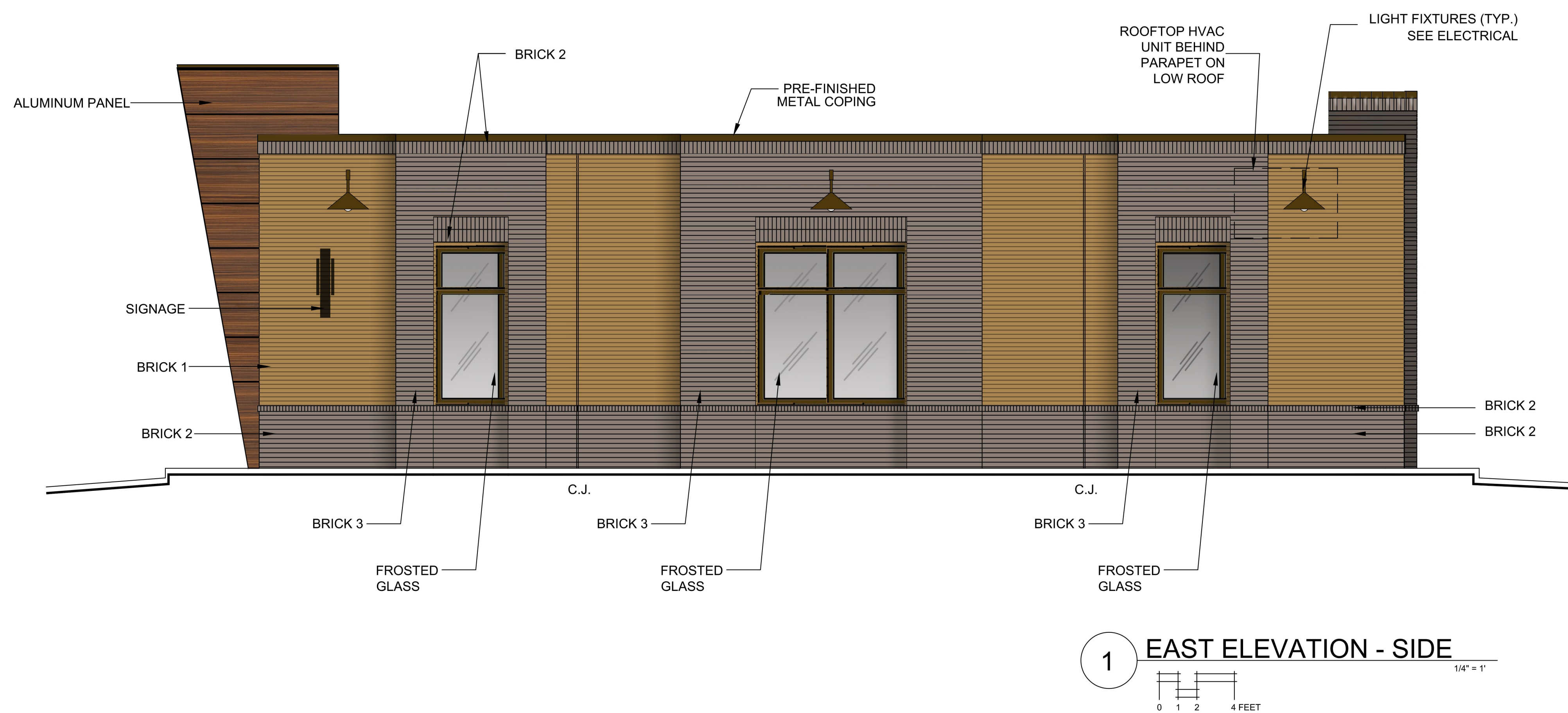
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EXTERIOR ELEVATIONS
A2.0



2 WEST ELEVATION - SIDE
1/4" = 1'



1 EAST ELEVATION - SIDE
1/4" = 1'

EXTERIOR MATERIALS LEGEND

BRICK 1 VENEER = CAROLINA CERAMICS modular - "VALENCIA" (brown range)
BRICK 1 MORTAR = HALF BUFF (match LaFarge Beige)

BRICK 2 VENEER = FORTERRA "CHOCOLATE WIRE CUT" - 4212 modular - COLUMBIA 4 PLANT
BRICK 2 MORTAR = CEMEX "COCOA" or EQUAL

ALTERNATE ELEVATION:
BRICK 3 VENEER = FORTERRA "BROWN WIRE CUT"- utility - -CAROLINA COLLECTION - COLUMBIA 4 PLANT
BRICK 3 MORTAR = CEMEX "COCOA" or EQUAL

COPING = BRONZE ANODIZED
GLASS = 1" INSULATED CLEAR LOW-E
ALUMINUM FRAME = WINDOW, DK BRONZE ANODIZED
PANEL = FAUX WOOD - REYNOBOND ALUMINUM PANELS
Standard Color - "Mahogany Brown"
series 200-2 rout and return
Caulk-Black standard color - 795 Dow Corning

EXTERIOR MATERIALS PERCENTAGES

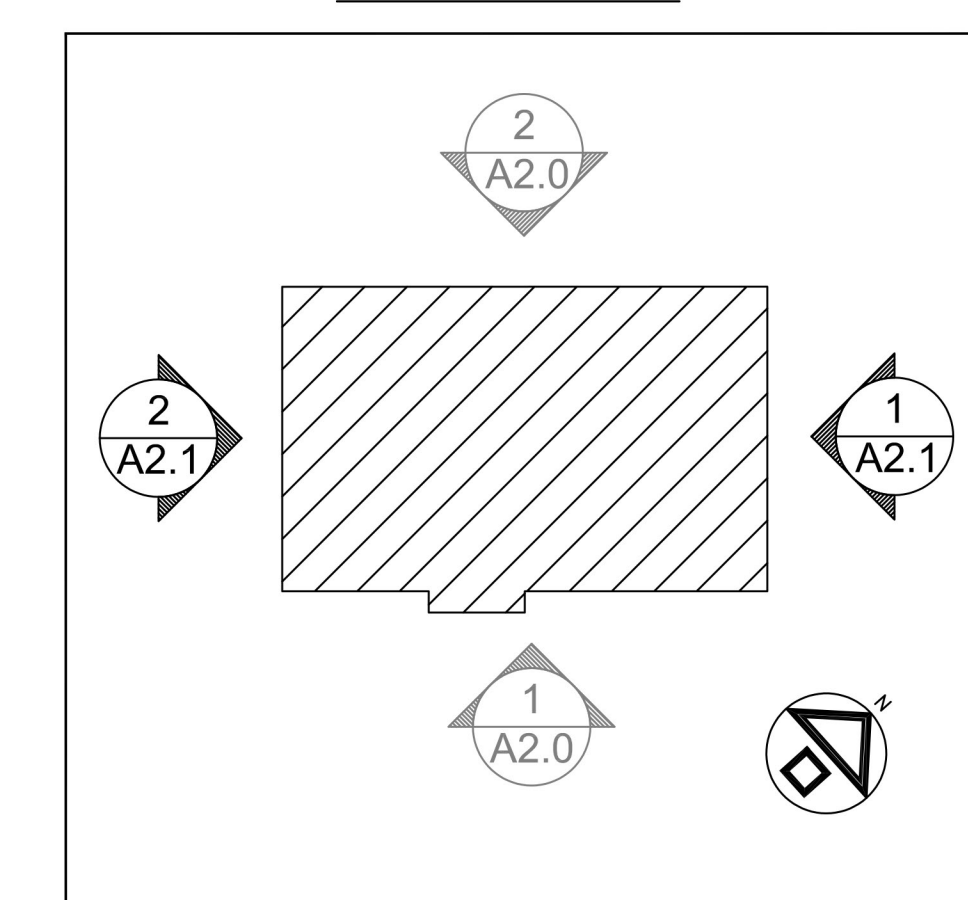
BRICK 1 = 51.98%
BRICK 2 = 27.75%

GLASS = 14.15%
METAL = 6.12%

GENERAL NOTES

- BUILDING MOUNTED LIGHT FIXTURE FINISH TO BE BRONZE ANODIZED.

KEY PLAN



A NEW FACILITY FOR THE
TWICE DAILY # 6182

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& COLUMBIA PIKE
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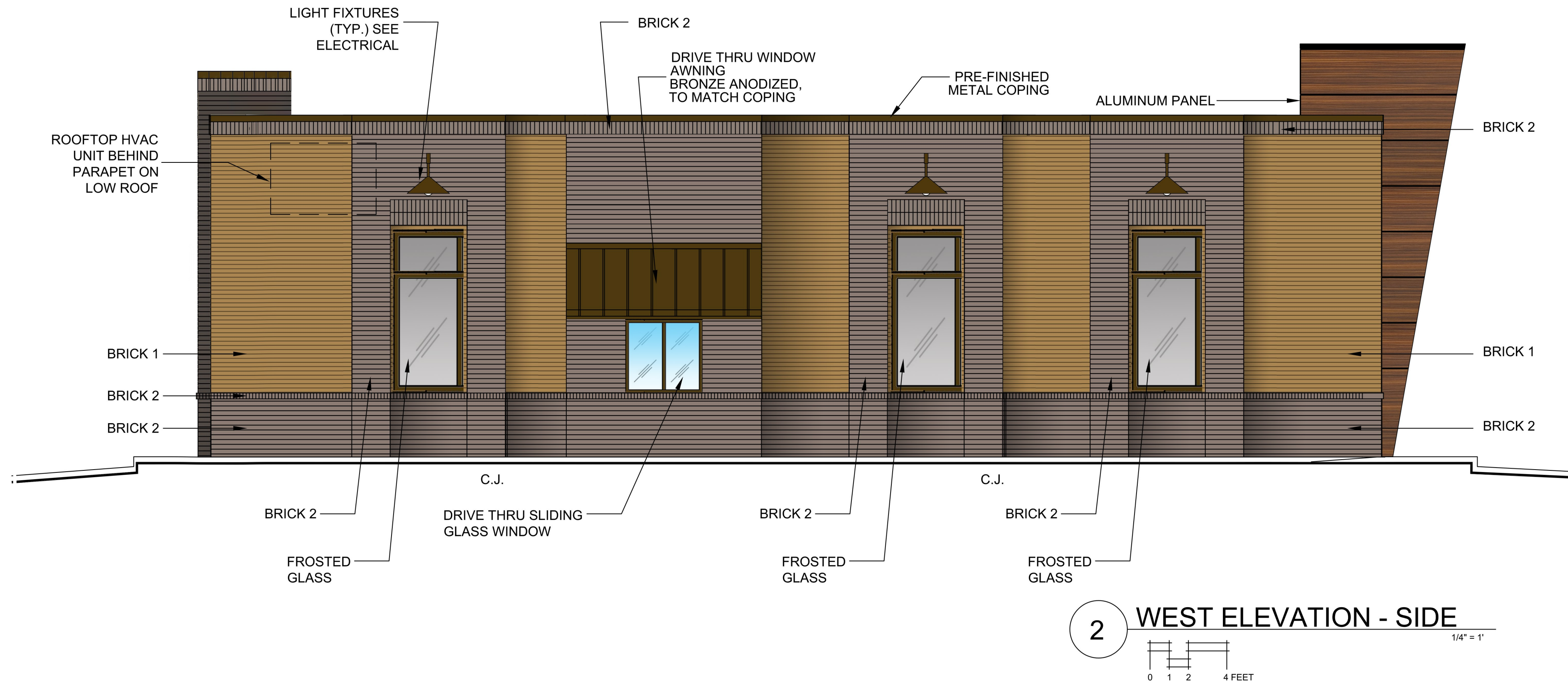
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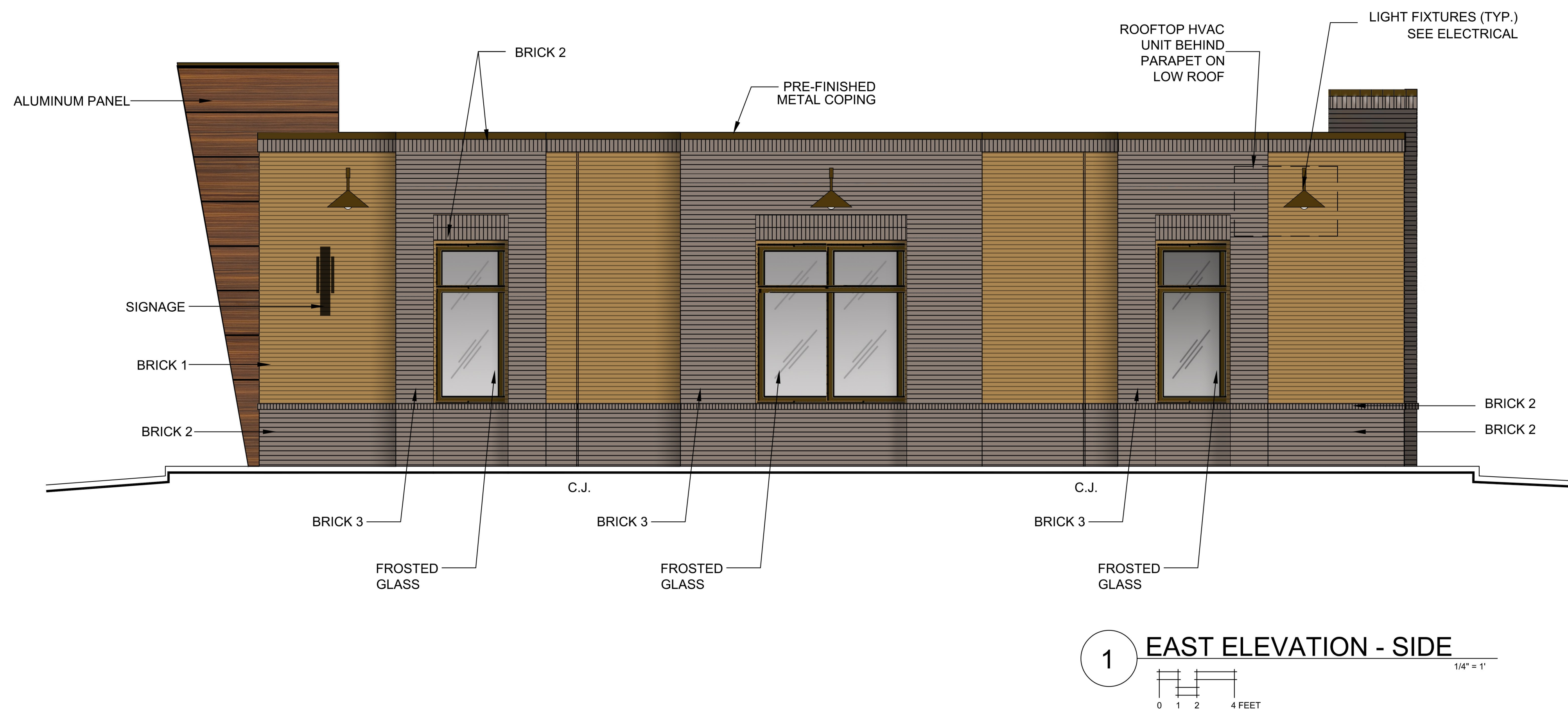
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EXTERIOR ELEVATIONS
A2.1



2 WEST ELEVATION - SIDE
1/4" = 1'



1 EAST ELEVATION - SIDE
1/4" = 1'

EXTERIOR MATERIALS LEGEND

BRICK 1 VENEER = CAROLINA CERAMICS modular - "VALENCIA" (brown range)
BRICK 1 MORTAR = HALF BUFF (match LaFarge Beige)

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BRICK 2 MORTAR = CEMEX "COCOA" or EQUAL

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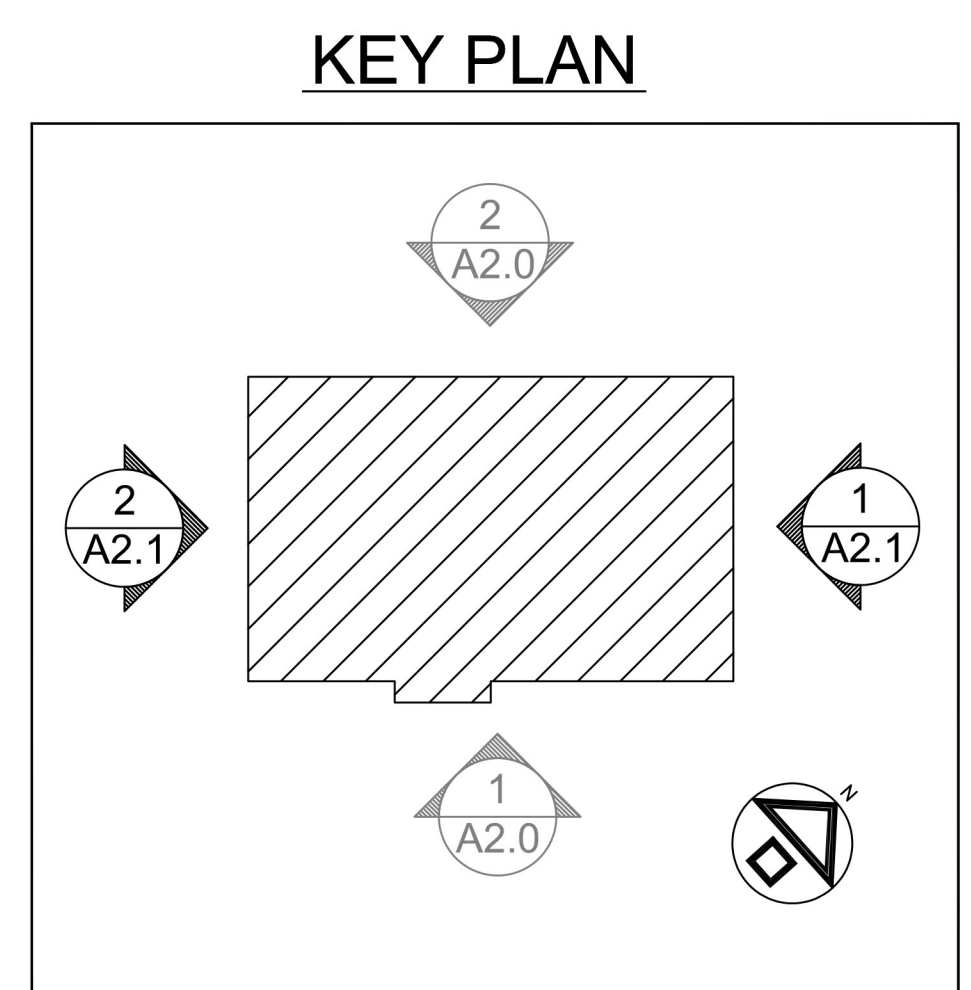
EXTERIOR MATERIALS PERCENTAGES

BRICK 1 = 51.98%
BRICK 2 = 27.75%

GLASS = 14.15%
METAL = 6.12%

GENERAL NOTES

1. BUILDING MOUNTED LIGHT FIXTURE FINISH TO BE BRONZE ANODIZED.



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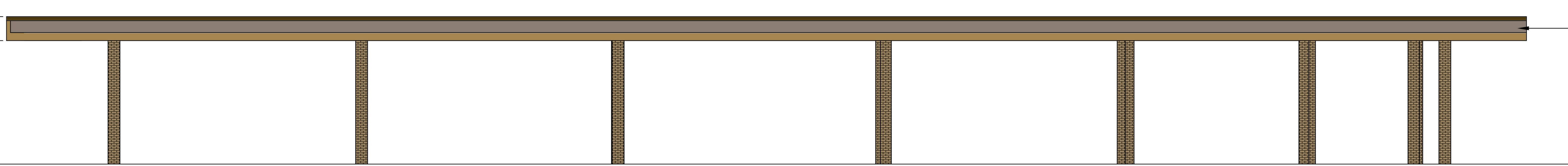
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EXTERIOR ELEVATIONS
A2.1

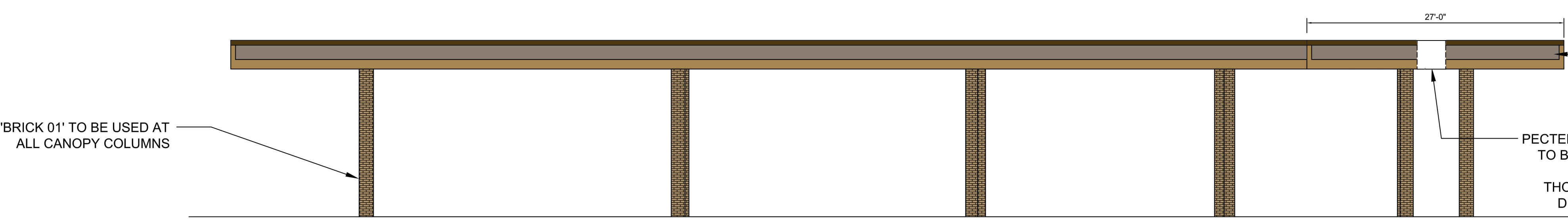
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T.O. FUEL CANOPY 18'-6"
B.O. FUEL CANOPY 15'-6"



ACM - ALUMINUM COMPOSITE MATERIAL

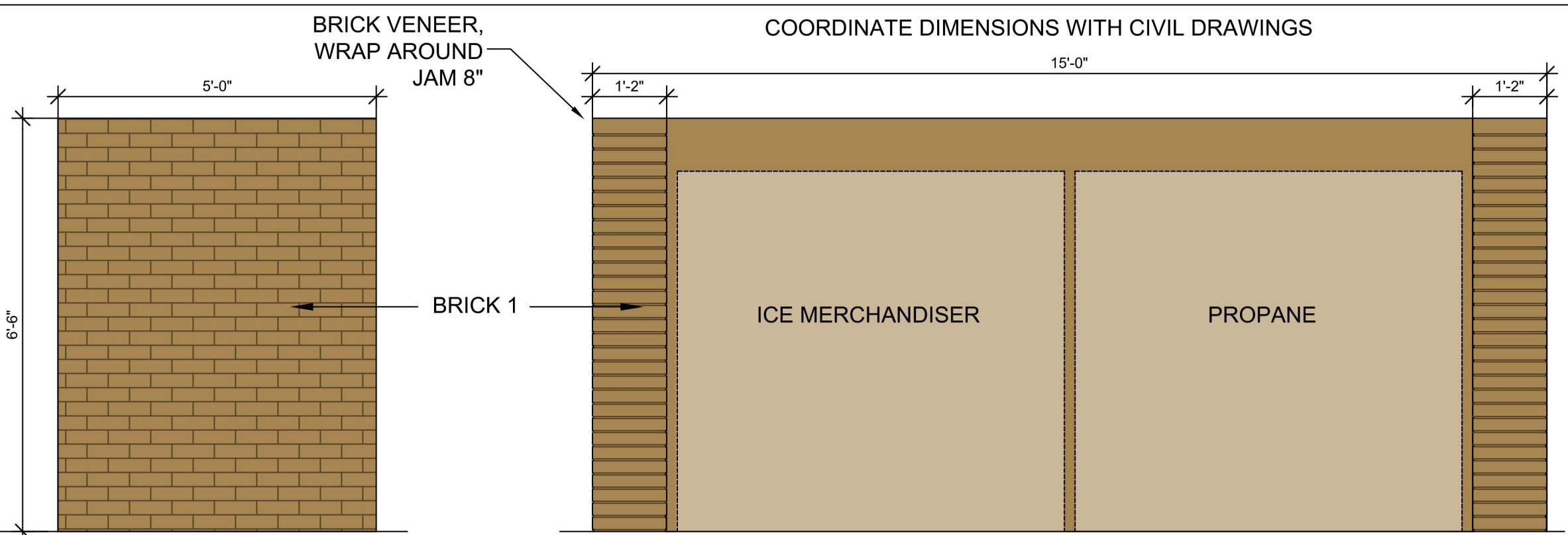
3 CANOPY - ELEVATION
1/8" = 1'
0 2 4 8 FEET



ACM - ALUMINUM COMPOSITE MATERIAL

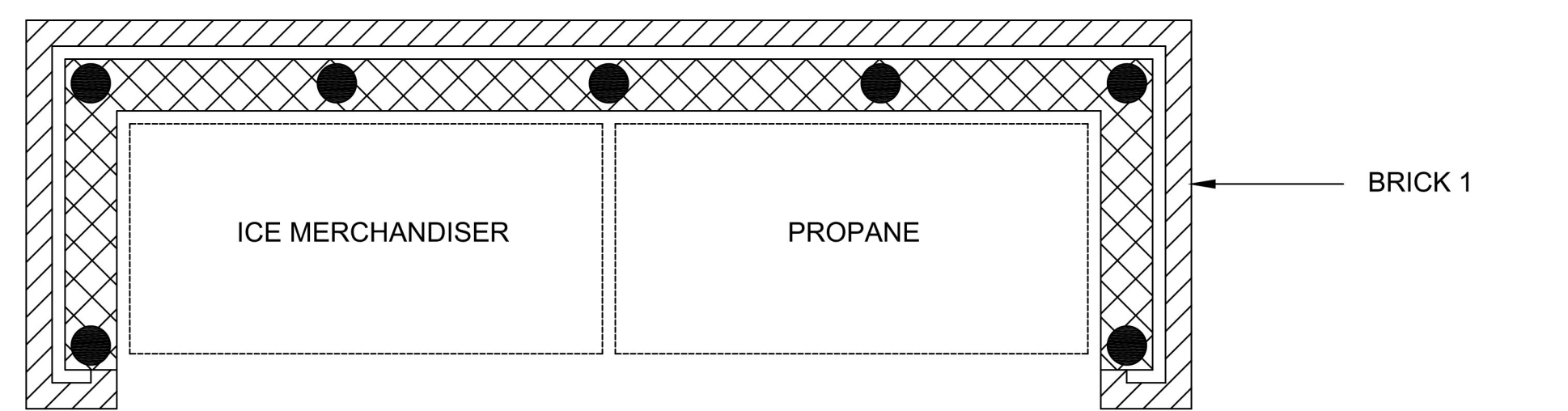
PECTEN LOGO LOCATION, TO BE IN ACCORDANCE WITH TOWN OF THOMPSON'S STATION DESIGN GUIDELINES

2 CANOPY - ELEVATION
1/8" = 1'
0 2 4 8 FEET

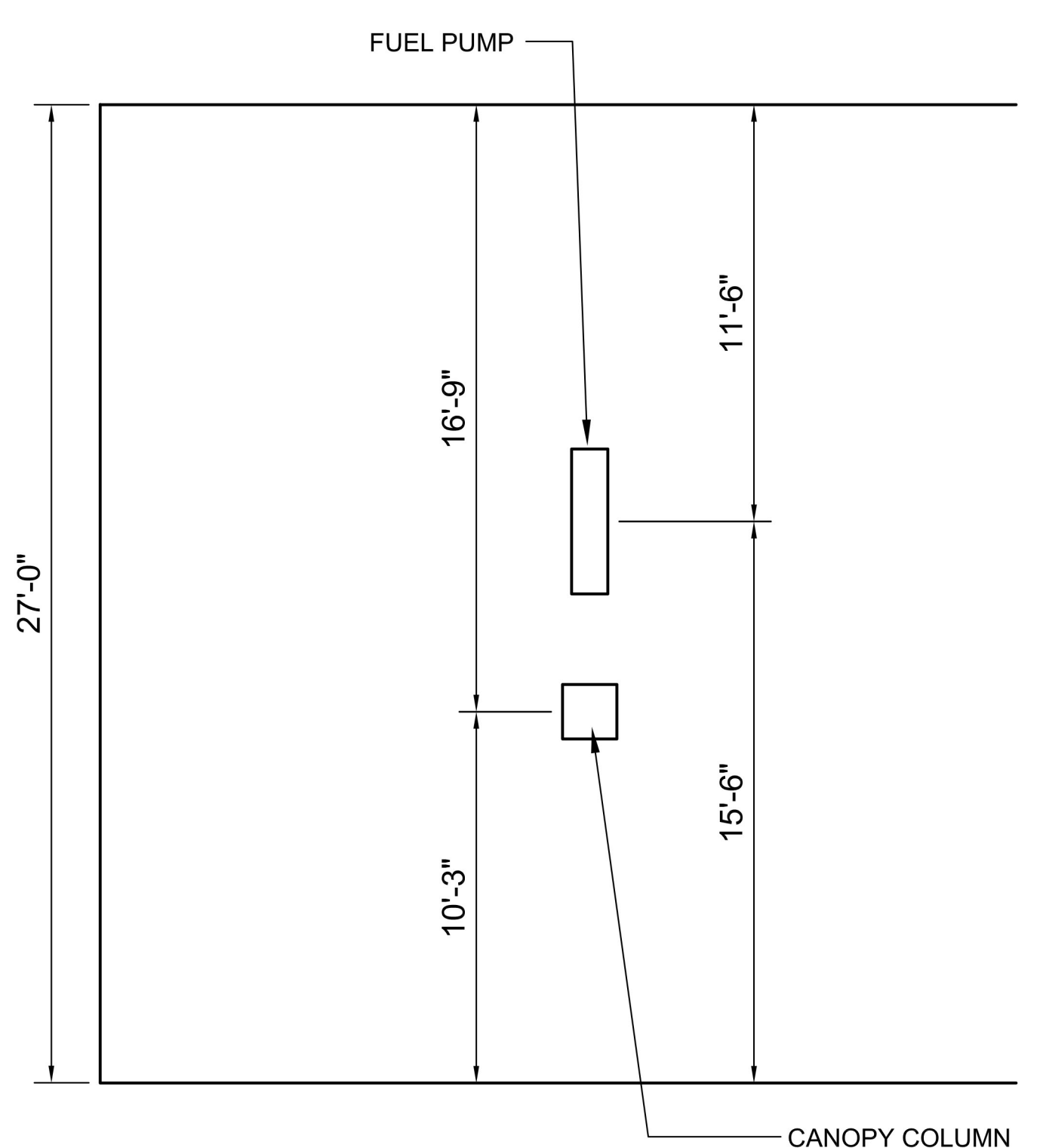


6 ICE - SIDE
1/2" = 1'
0 1 2 FEET

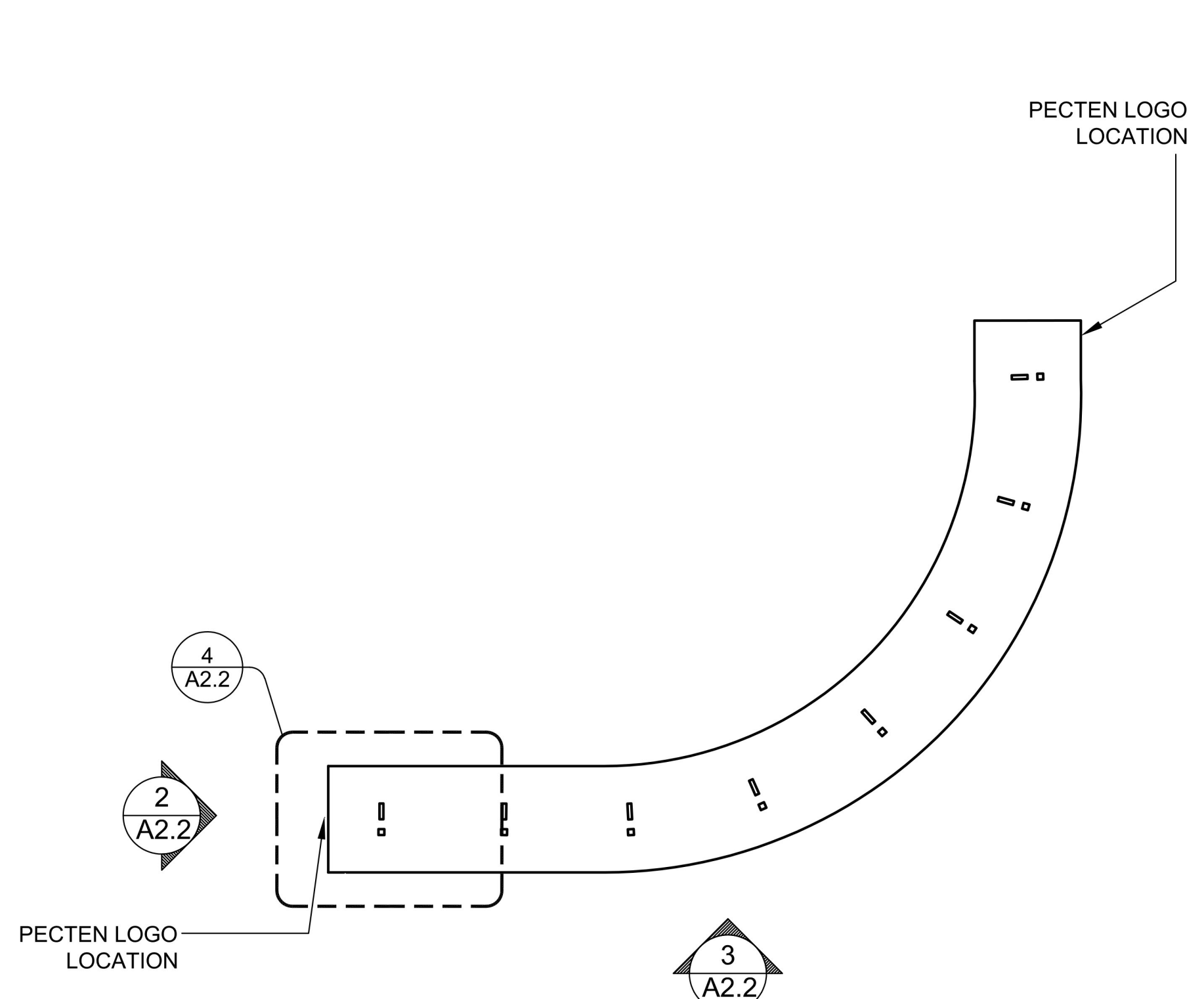
6 ICE ENCLOSURE - FRONT ELEVATION
1/2" = 1'
0 1 2 FEET



5 ICE MERCHANDISER ENCLOSURE - PLAN
1/2" = 1'
0 1 2 FEET



4 CANOPY - ENLARGED PLAN
1/4" = 1'
0 1 2 4 FEET



1 CANOPY - PLAN
1/32" = 1'
0 8 16 32 FEET

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THOMPSON'S STATION
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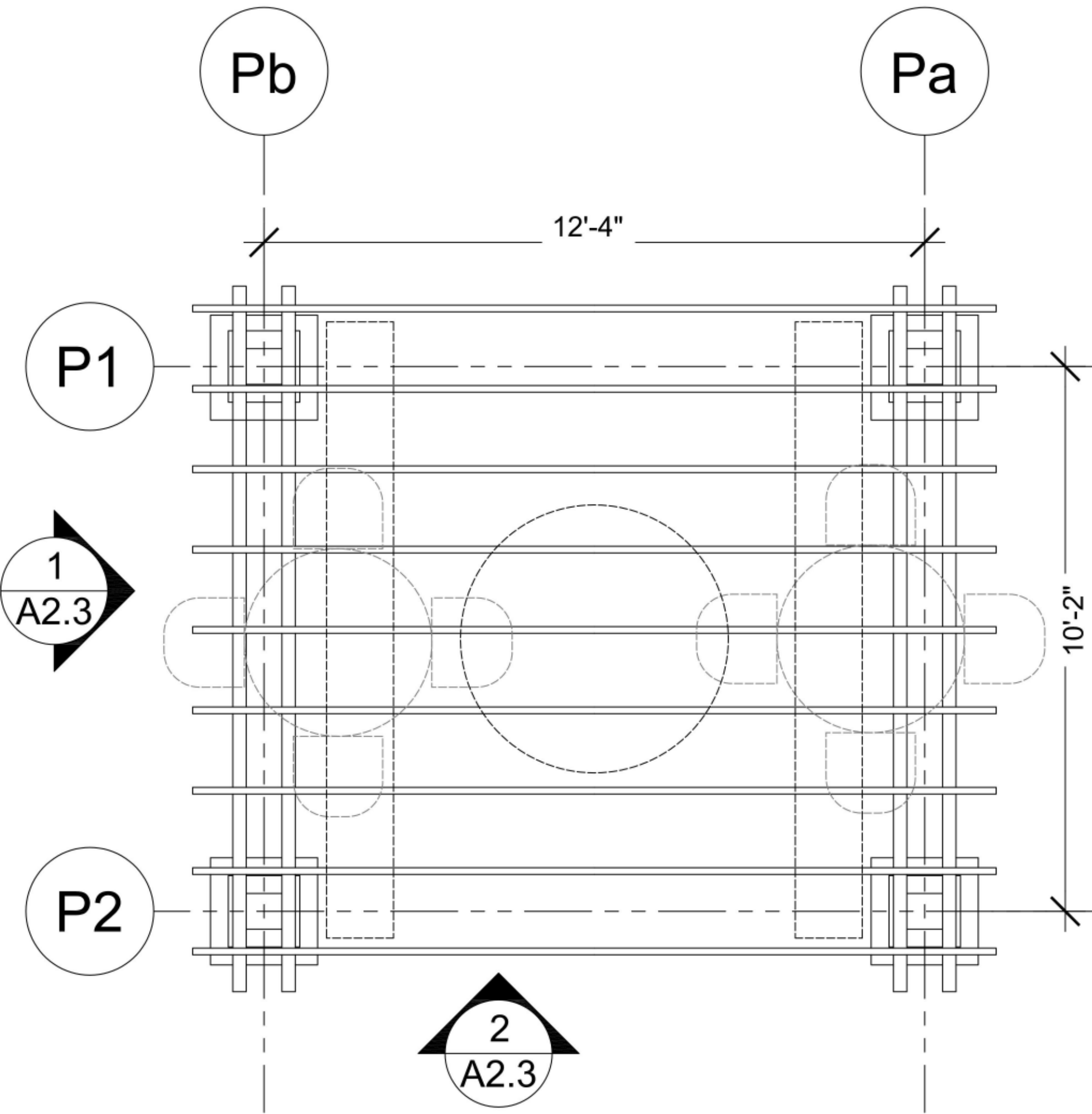
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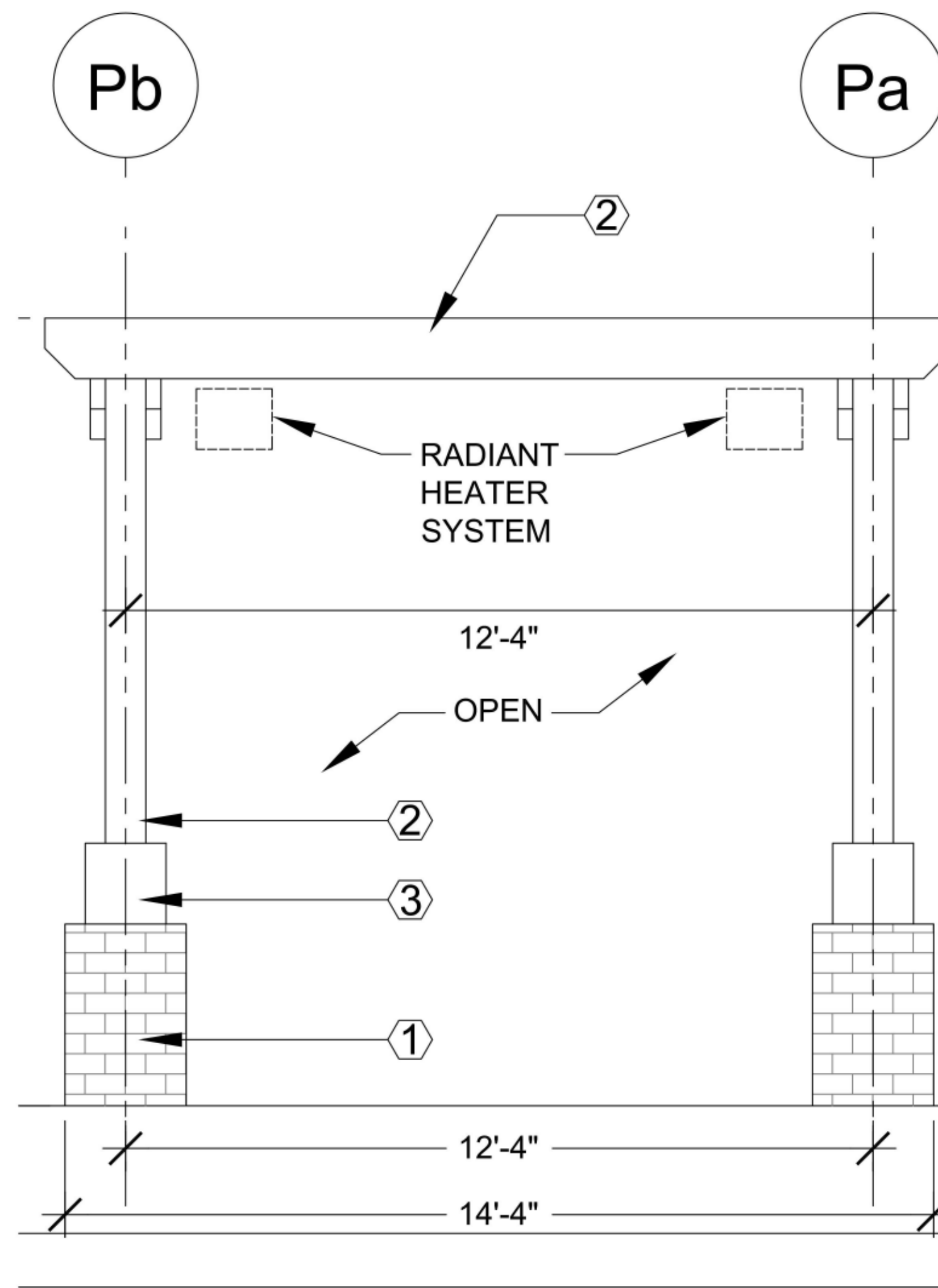
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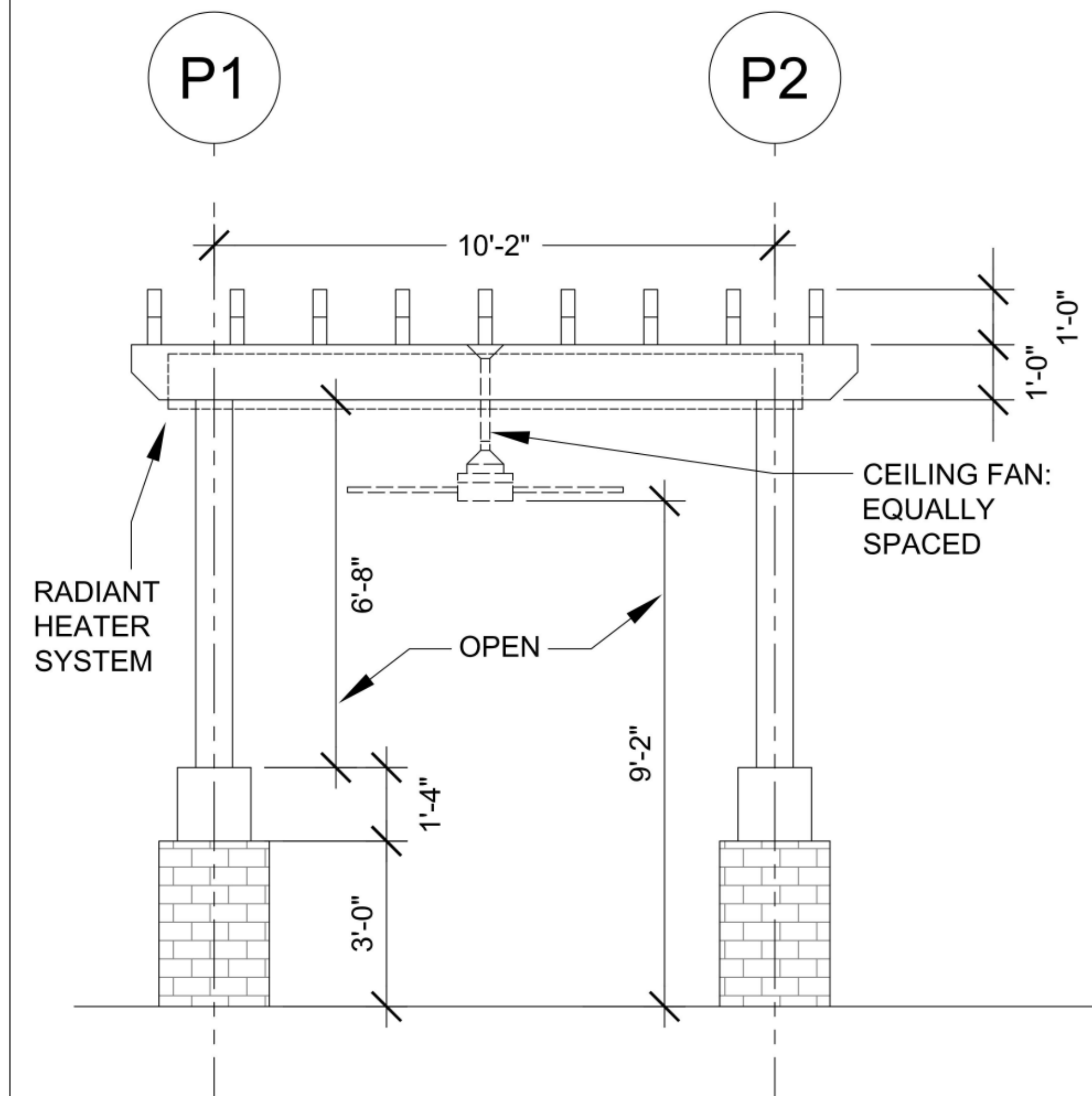
FUEL CANOPY & ICE MERCH. ENCLOSURE
A2.2



3 PERGOLA PLAN
1/2"=1'-0"
0 1 2 FEET



2 PERGOLA - ELEVATION
1/2"=1'-0"
0 1 2 FEET



1 PERGOLA - ELEVATION
1/2"=1'-0"
0 1 2 FEET



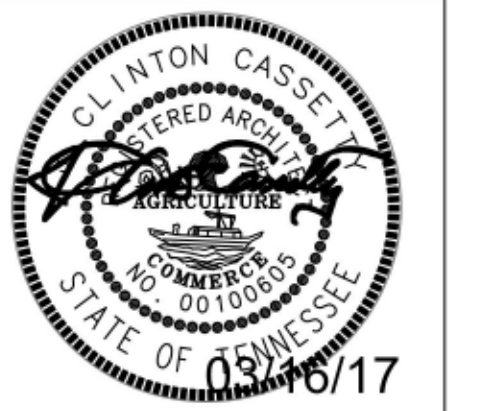
4 EAST ELEVATION WITH PERGOLA
1/2"=1'-0"
0 2 4 FEET

MATERIALS LEGEND

- ① BRICK 1 VENEER = CAROLINA CERAMICS modular - "VALENCIA" (brown range)
BRICK 1 MORTAR = HALF BUFF (match LaFarge Beige)
- ② STAIN - 'CABOT GOLD' Exterior Wood Stain "Moonlight Mahogany"
- ③ BORAL - 'French Gray Cast Fit' 8" x 16" Flat

A NEW FACILITY FOR THE
TWICE DAILY # 6182
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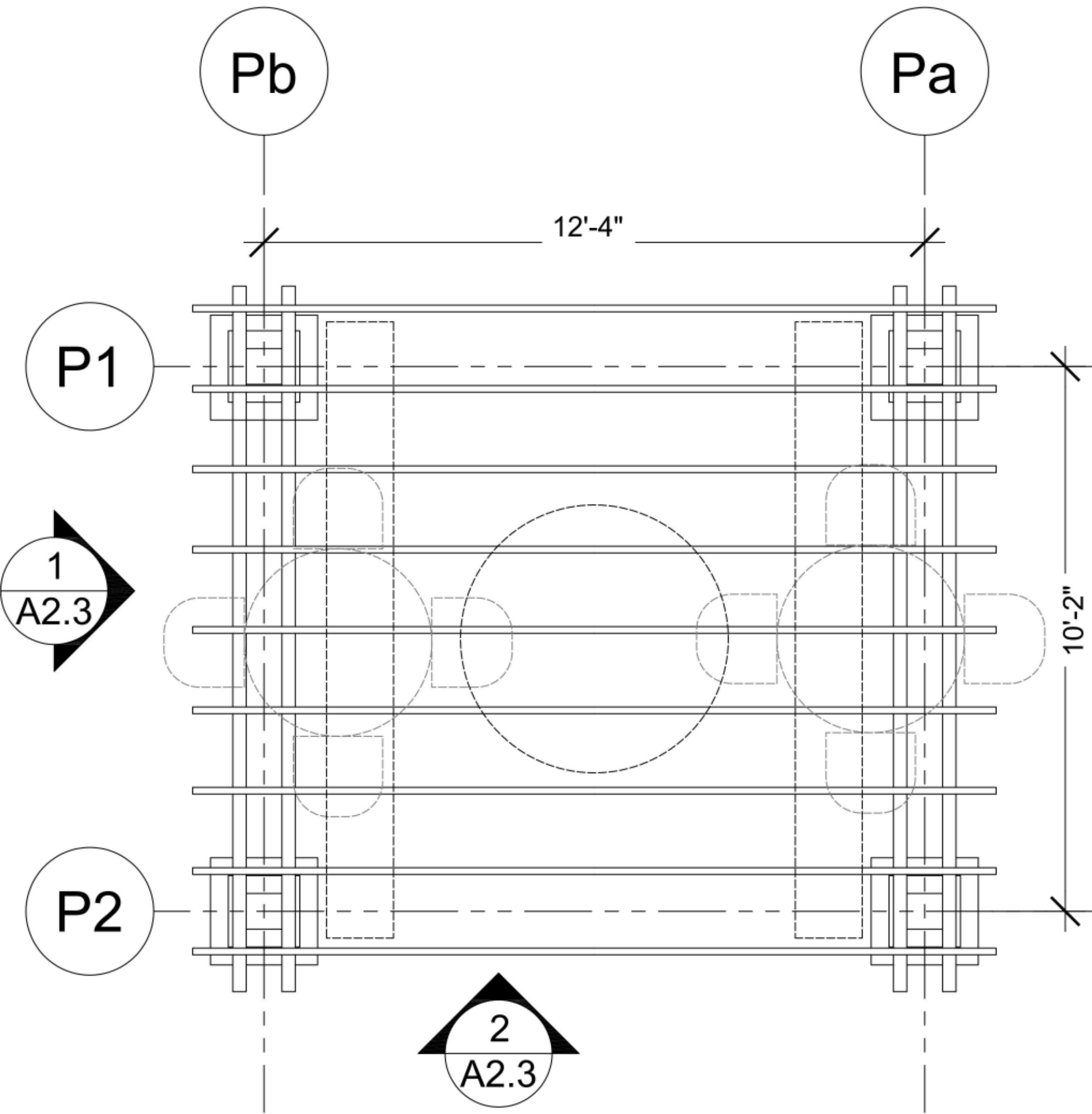
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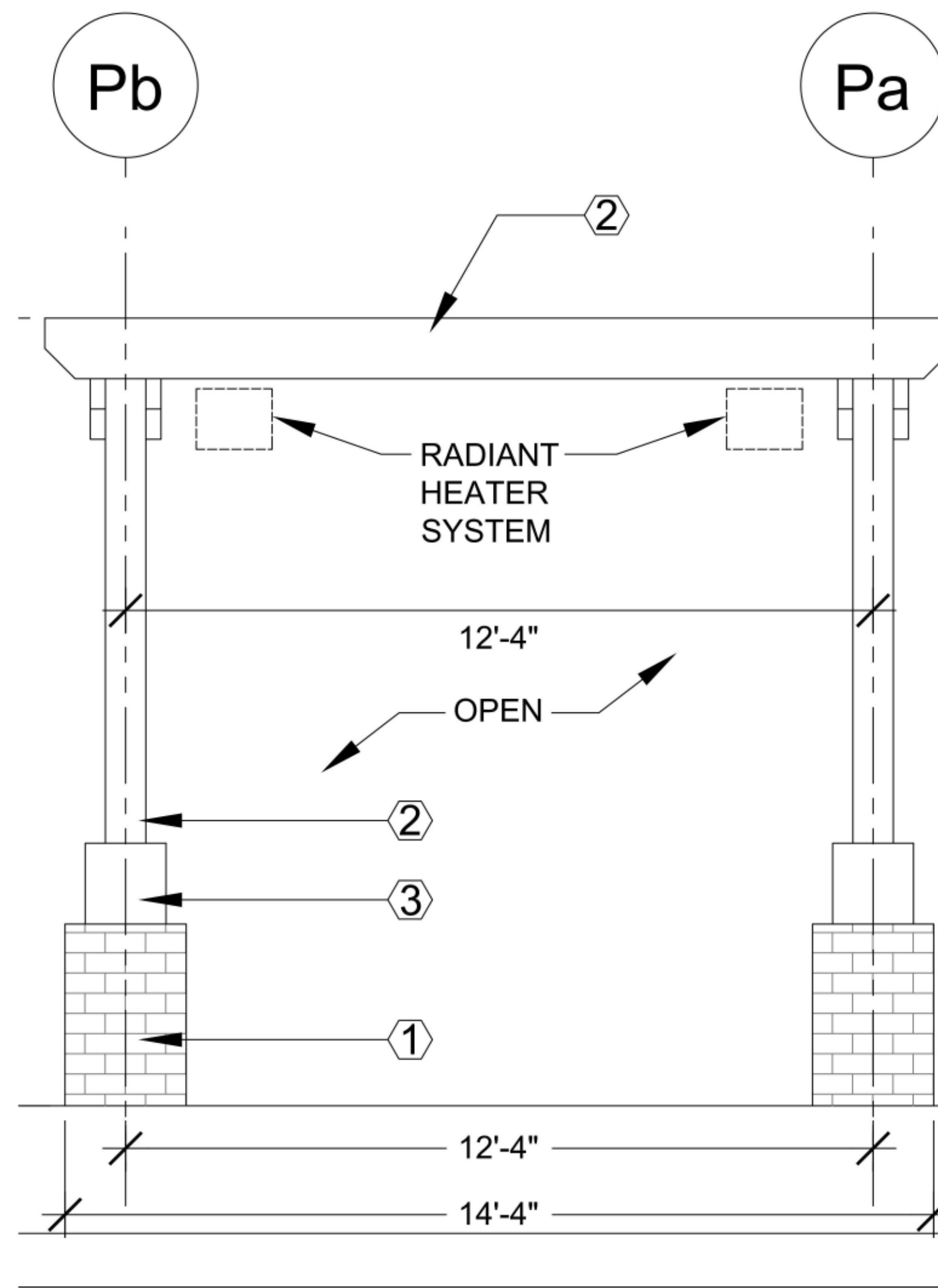
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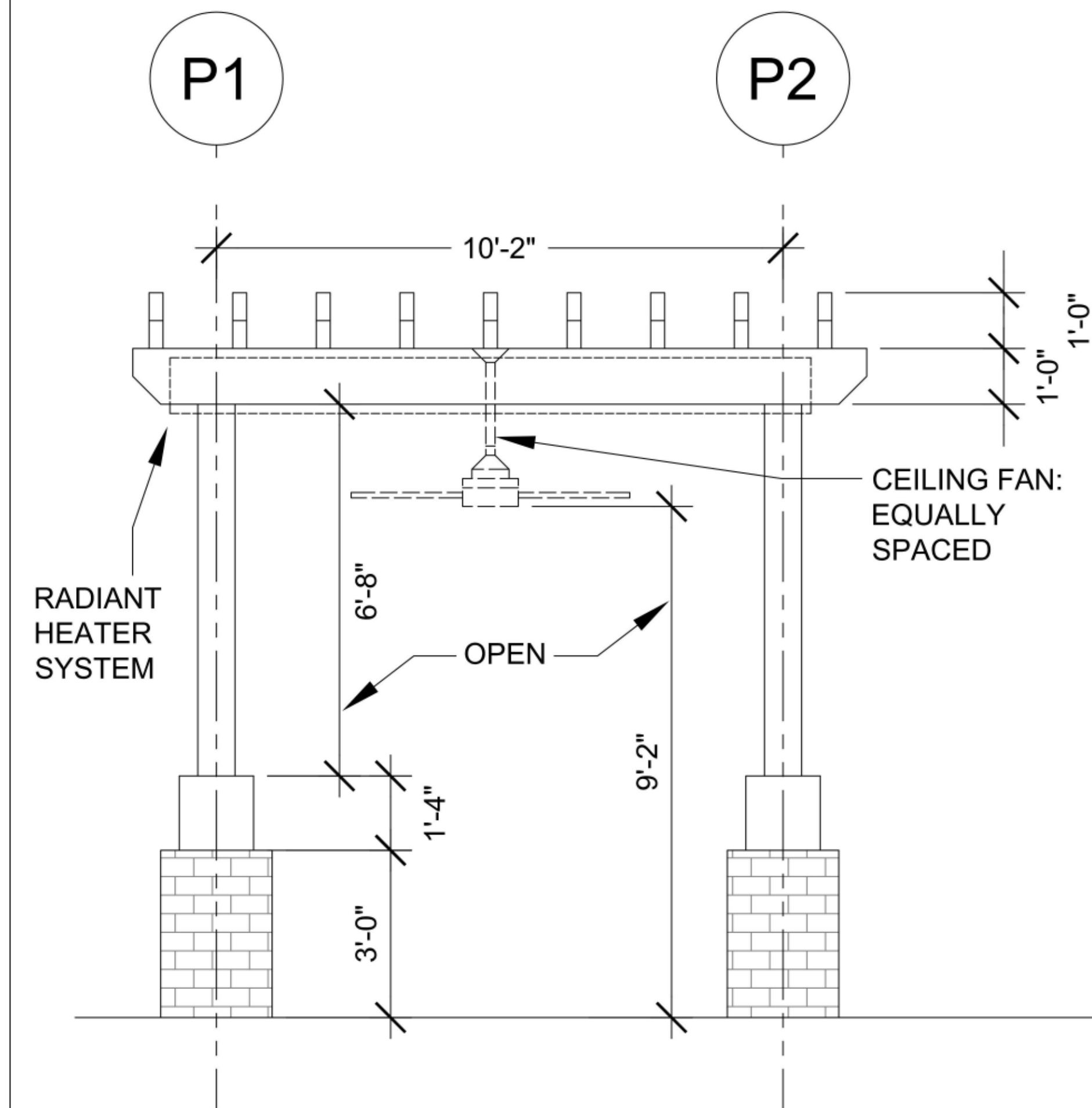
PERGOLA
ELEVATIONS
A2.3



3 PERGOLA PLAN
1/2"=1'-0"
0 1 2 FEET



2 PERGOLA - ELEVATION
1/2"=1'-0"
0 1 2 FEET



1 PERGOLA - ELEVATION
1/2"=1'-0"
0 1 2 FEET

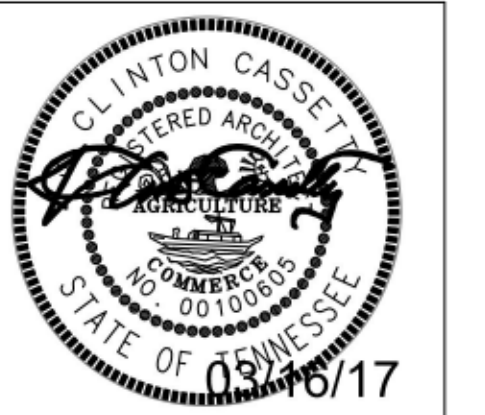


4 EAST ELEVATION WITH PERGOLA
1/2"=1'-0"
0 2 4 FEET

MATERIALS LEGEND

- ① BRICK 1 VENEER = CAROLINA CERAMICS modular - "VALENCIA" (brown range)
BRICK 1 MORTAR = HALF BUFF (match LaFarge Beige)
- ② STAIN - 'CABOT GOLD' Exterior Wood Stain "Moonlight Mahogany"
- ③ BORAL - 'French Gray Cast Fit' 8" x 16" Flat

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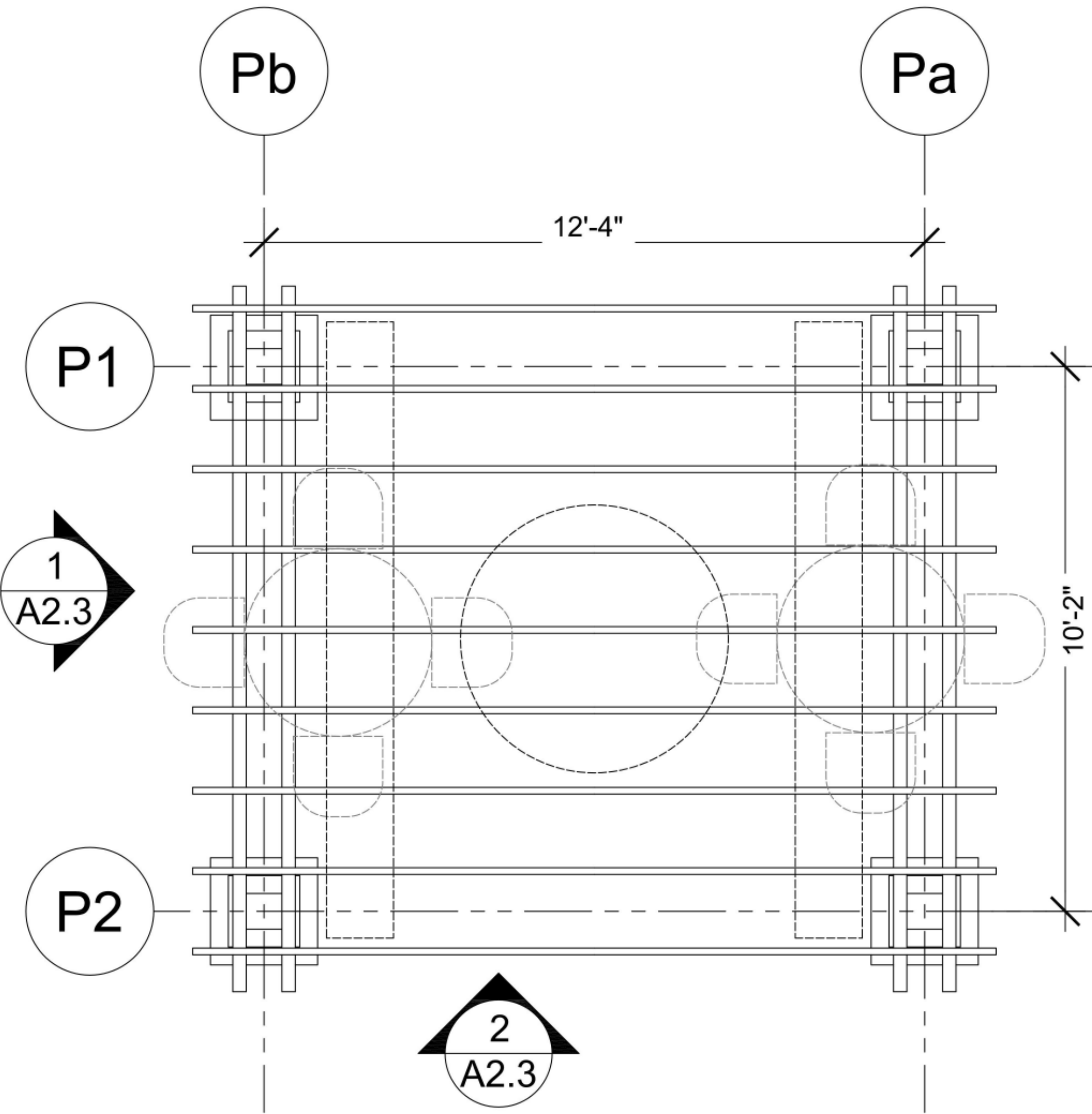
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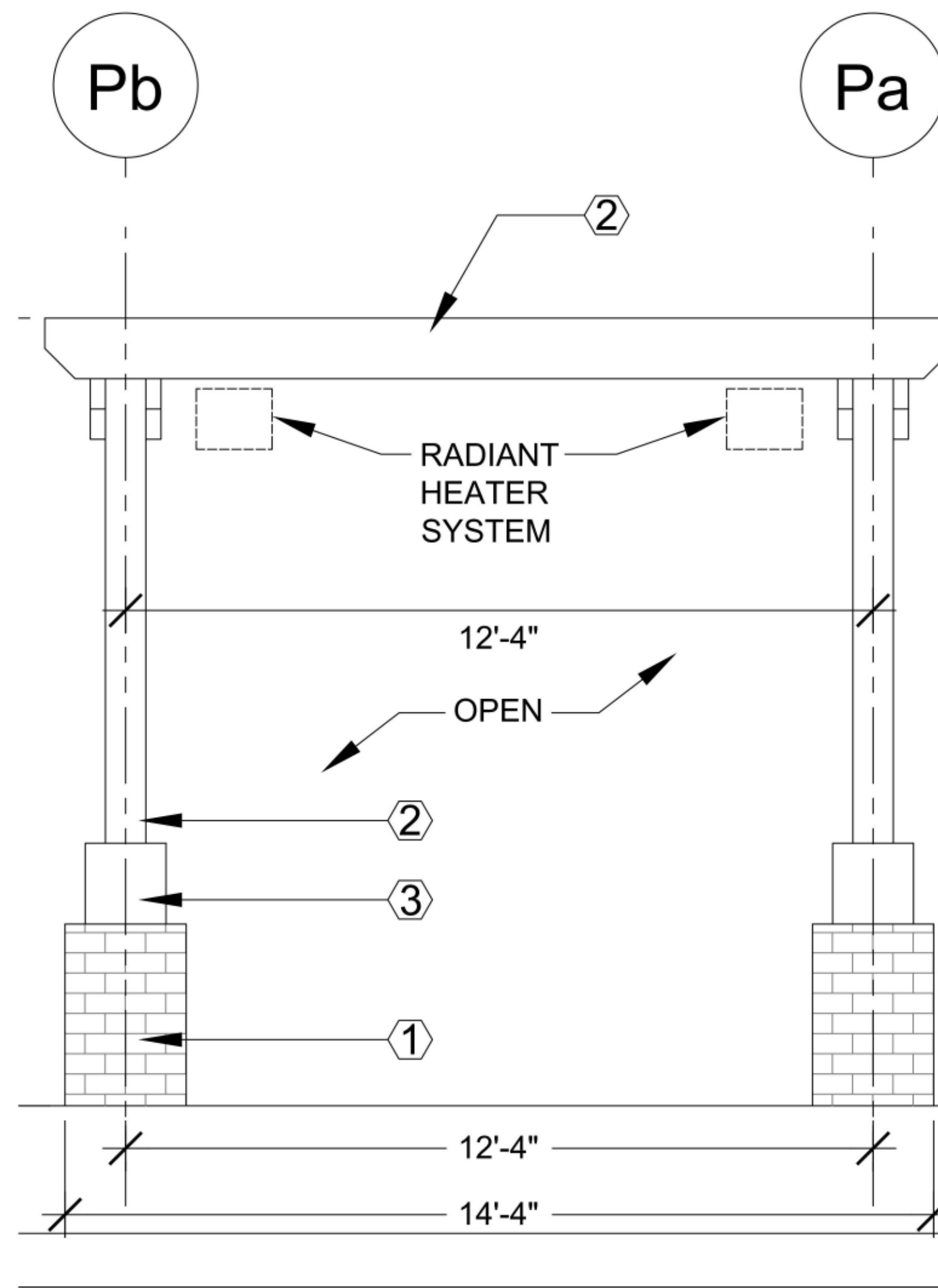
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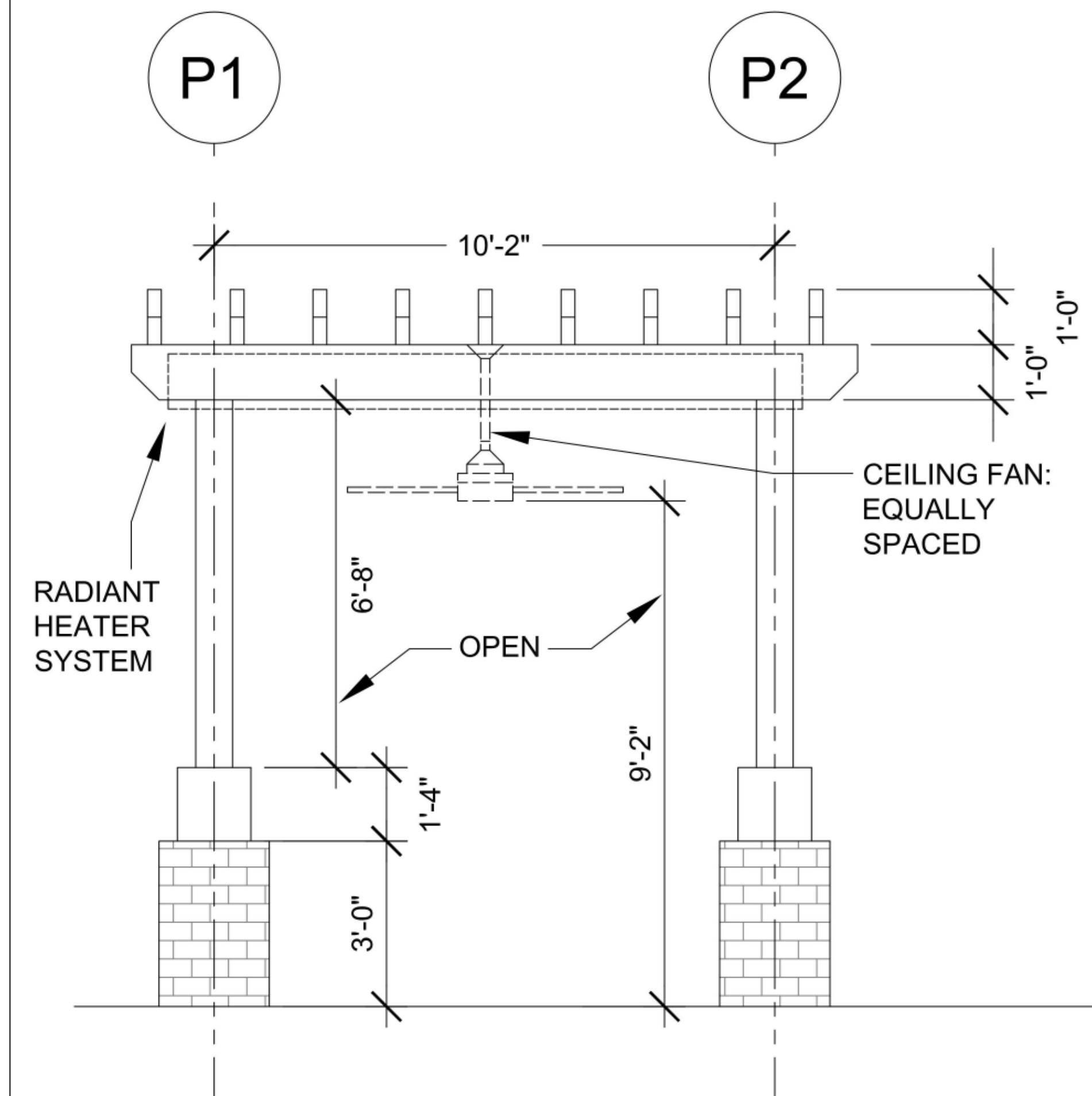
PERGOLA ELEVATIONS
A2.3



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1/2"=1'-0"
0 1 2 FEET



2 PERGOLA - ELEVATION
1/2"=1'-0"
0 1 2 FEET



1 PERGOLA - ELEVATION
1/2"=1'-0"
0 1 2 FEET



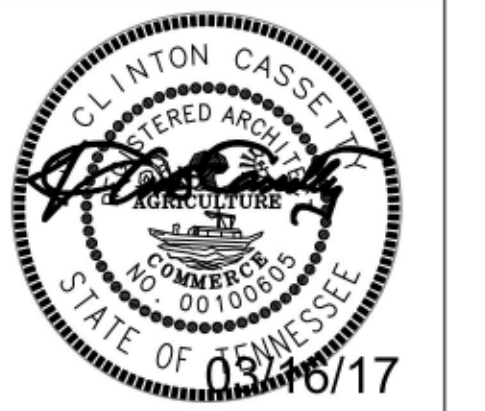
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1/2"=1'-0"
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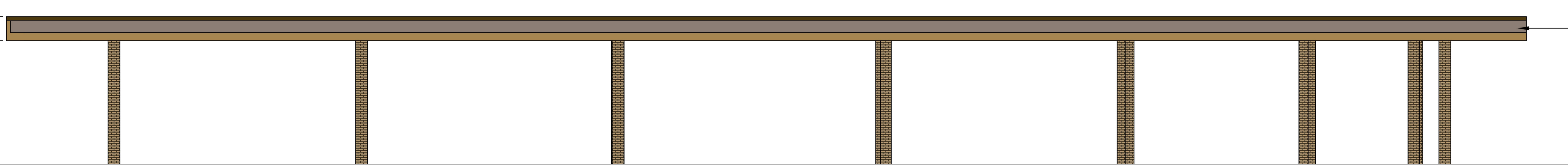
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PERGOLA
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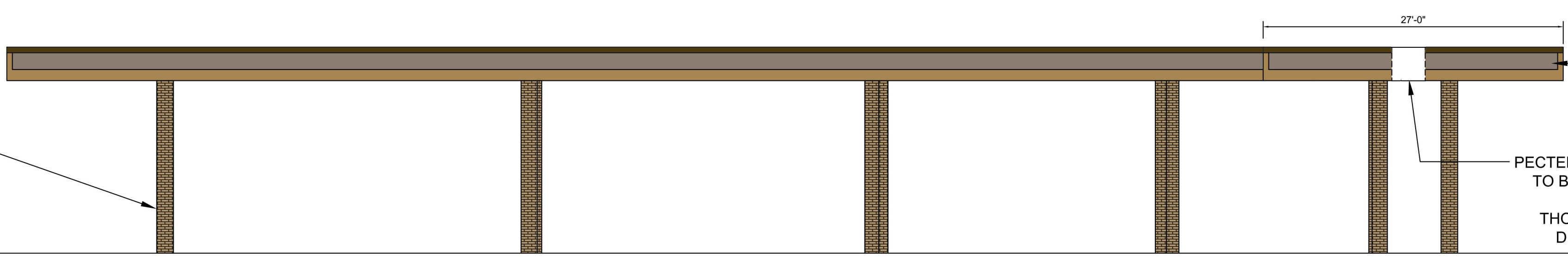
T.O. FUEL CANOPY 18'-6"
B.O. FUEL CANOPY 15'-6"



ACM - ALUMINUM COMPOSITE MATERIAL

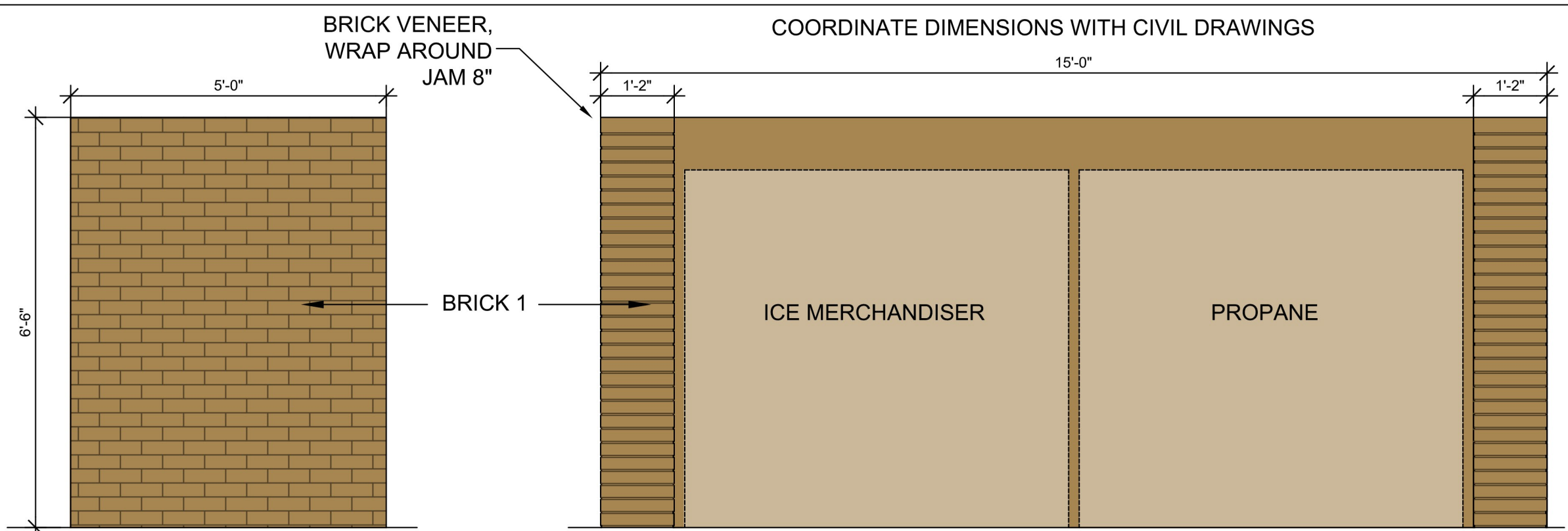
3 CANOPY - ELEVATION
1/8" = 1'
0 2 4 8 FEET

BRICK 01 TO BE USED AT ALL CANOPY COLUMNS



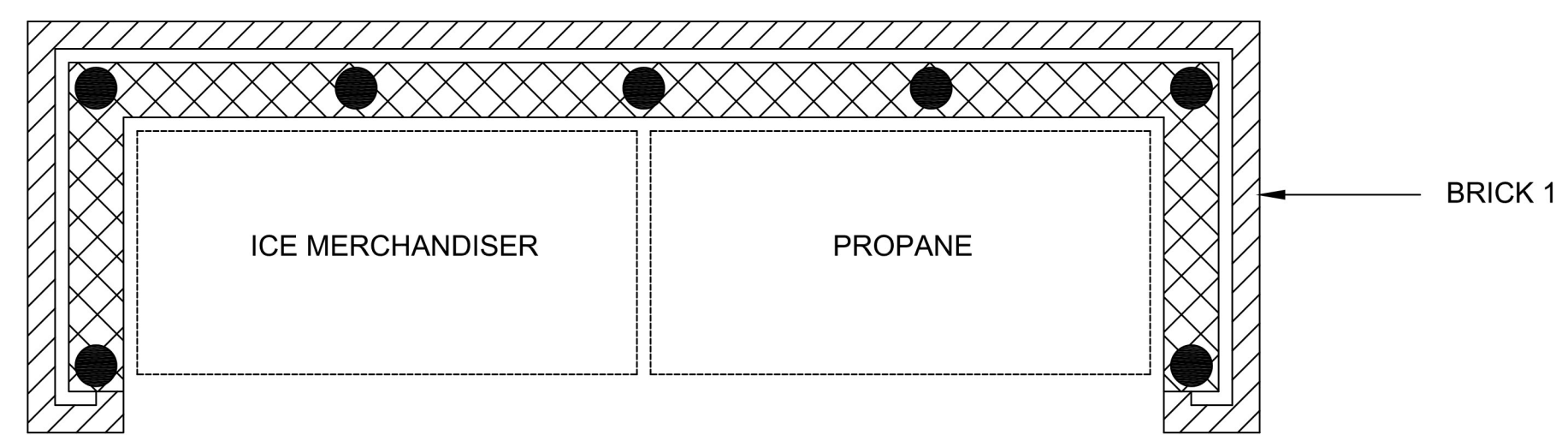
ACM - ALUMINUM COMPOSITE MATERIAL

2 CANOPY - ELEVATION
1/8" = 1'
0 2 4 8 FEET

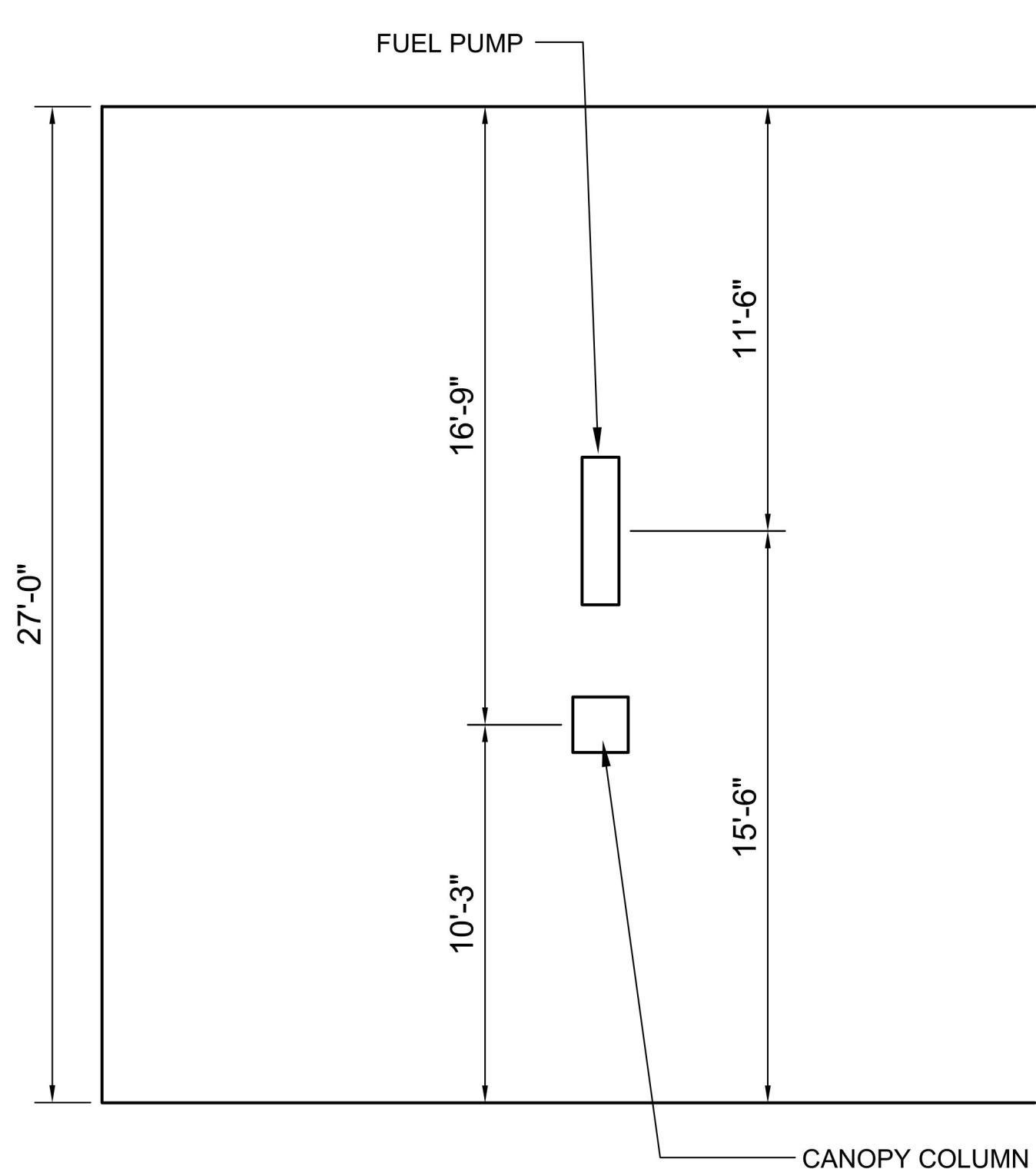


6 ICE - SIDE
1/2" = 1'
0 1 2 FEET

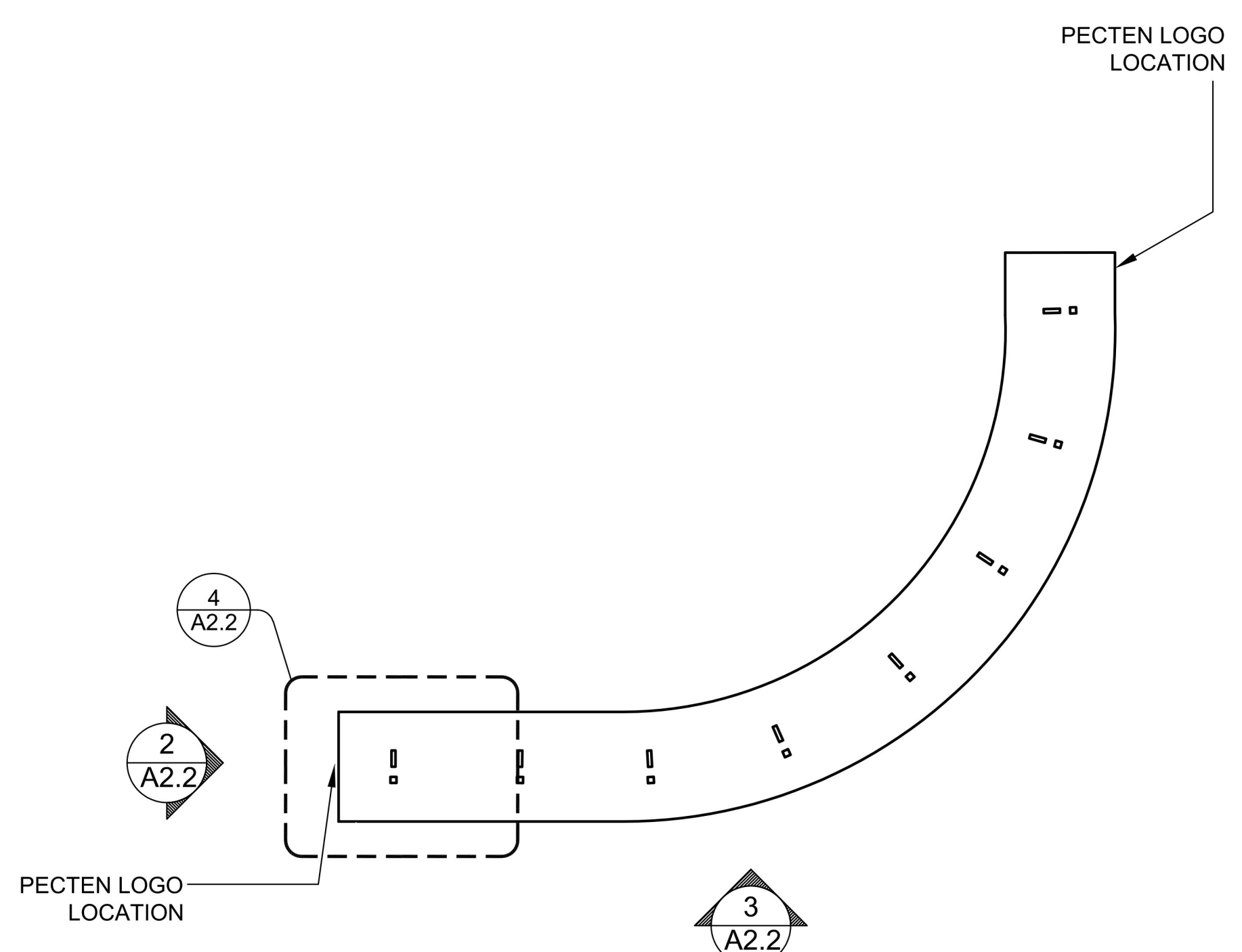
6 ICE ENCLOSURE - FRONT ELEVATION
1/2" = 1'
0 1 2 FEET



5 ICE MERCHANDISER ENCLOSURE - PLAN
1/2" = 1'
0 1 2 FEET



4 CANOPY - ENLARGED PLAN
1/4" = 1'
0 1 2 4 FEET



1 CANOPY - PLAN
1/32" = 1'
0 8 16 32 FEET

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FUEL CANOPY & ICE MERCH. ENCLOSURE
A2.2